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THE ROYAL COMMISSION ON METROPOLITAN DEVELOPMENT OF EDMONTON AND CALGARY

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PROCEEDINGS

DATE October 21st, 1954. April 21

VOLUME 8

The Court House
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EXHIBITS

No.	Description	Filed at
60E	Brief submitted by West Jasper Place School Division	911
61E	Financial Statement for 1953 of West Jasper Place School Division ..	915
62E	Order in Council 654	924
63E	Brief of Town of Jasper Place	946
64E	Brief of Executive Committee of Taxpayers Association of Town of Jasper Place	963
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THE SITTINGS OF THE ROYAL COMMISSION OF METROPOLITAN DEVELOPMENT OF CALGARY AND EDMONTON, held at the Court House, Edmonton, Alberta, commencing Thursday, the 21st day of October, A.D. 1954, at ten a.m.

THE CHAIRMAN: Well, Gentlemen, the Commission is ready to resume its hearing this morning. We have a brief from the West Jasper Place School District which is number 4679. The representative will please identify himself and be sworn.

DOCTOR CHARLES V. WILLIS, having first been duly sworn, testified as follows:

A Mr. Chairman, members of the Royal Commission, this is a brief re the proposed Metropolitan School area for Edmonton and adjoining districts to be presented to the Royal Commission appointed to investigate the above mentioned matter. Mr. Chairman, members of the Royal Commission:

" The School board of the West Jasper Place S.D. #4679 beg leave to submit the following brief on the proposed Metropolitan school area:

Jasper Place is a rapidly growing suburb of the city of Edmonton, a condition which makes financing difficult. Its revenue is derived almost wholly from taxation on residential property. It has few high priced houses, so that taxation per house is low. It has nothing in the way of large taxpayers and only a very small number of

A (Cont.)

"fairly considerable taxpayers; there is little in the way of industry and all business establishments are small. Most of its workers draw their pay in Edmonton and spend it there; but they send their children to school in Jasper Place, pay taxes on their residence there but do not get the benefit of taxes from establishments where they spend their money.

The town is inhabited largely by young married people and there is a high proportion of children compared with the population as a whole. The children are entering the lower grades in ever increasing numbers. As a consequence, the schools were crowded, -- "

That should be were, this was apparently got from a former brief, the situation are not now, was then, were, this was overlooked, Mr. Chairman.

" -- taxes are increasing, educational standards cannot be achieved comparable to those in Edmonton, in spite of an ever increasing tax rate and rather liberal grants from the provincial government.

The people of Jasper Place spend most of their money in Edmonton. In the main, groceries are purchased in Jasper Place and banking and attendance at movies is local. Purchases of clothing, furniture and building supplies are made in Edmonton. The majority

A (Cont.)

"of the people obtain medical and dental services in Edmonton. (Card)."

In this, I, the word Card, Mr. Chairman, this refers here and later to a survey made Doctor Card of the University of Alberta with some of his students. They took great care to get a random selection, an average selection, a fair selection of the houses in Jasper Place and visited 10% of them and got a great deal of information.

" As a result of the conditions cited, it would seem desirable and necessary to adopt of the following methods of relief:

1. Increased government grants.
2. Incorporation of the town into the City of Edmonton.
3. A metropolitan area for education to include Edmonton, Beverly, Jasper Place and parts of the Clover Bar and Strathcona School Districts."

We have no particular knowledge of that second point there, it is simply put down without prejudice for or against. We do not seek, the Board does not propose to say anything in connection with the incorporation of municipalities as such but simply the School Board. You will no doubt have highly competent information on that further matter from the Council and His Worship Mayor Stone and the secretary-treasurer.

A (Cont.)

" It might be noted that Beverly, Shouldice, Bowness and one or two other areas are in much the same position in proximity to a large city, as is Jasper Place.

The above statements cover the situation but the following will present facts and figures to support the statements made.

Quotations from a report by Leonard Gertler, Planning Economist, Edmonton District Planning Commission dated October 10, 1951 and entitled "Financial Problems of Education within the Edmonton Area". This report was presented to the Hon. C. E. Gerhart, Minister of Municipal Affairs.

'Not only are the fringe communities of Jasper Place and Beverly unable to provide educational facilities and opportunities to equal those of the City of Edmonton, but every other function of these local governments suffers through the inescapably heavy drain by education upon limited tax resources.' (Pre.P.1.)"

We can't guarantee that these statements are altogether correct, we are quoting them for what they are worth.

" 'One of the underlying causes of local financial crises is suggested by the date of Table 8, and Graph 4.' "

A (Cont.) That is not in this brief, that is the Gertler table 8 graph 4.

" 'They reveal that each additional tax-paying family with only one school-age child creates considerably more school cost than school revenue. As a corollary of this it follows that the municipalities are highly dependent on non-residential assessment, industrial and commercial as a means of raising their requisitions. The scarcity of such assessment in Jasper Place and Beverly, which are predominantly workingmen's dormitories, is one of the fundamental reasons why revenues cannot keep pace with mounting school costs.' (Page 8)"

Page 8 Gertler.

" 'West Jasper Place had the most difficult adjustment to make as a consequence of a more than six-fold increase in its enrollment.' (Page 9)

'Provincial grants have closed the gaps but have not been large enough to raise the level of instruction in the districts of Beverly and West Jasper Place to equality with the standards of the City.' (Page 9)

'Residential property does not pay its own way to the school system.' (Page 10)"

The following is a dividing line table that tend to explain the situation which has been stated already.

" School Population

Three outstanding points appear with regard to Jasper Place school population.

1. It has increased very rapidly.

A (Cont.)

" Annual Reports of the Department of Education show this as follows:

Table 1.
Enrollment

	Edmonton P.S.	Edmonton S.S.	Beverly	West Jasper
1940	15,070	2,812	215	240
1944	14,272	3,541	228	567 "

There is a little point that might be checked there, Mr. Chairman. Edmonton is lower in 1944 than in 1940 according to this which was taken from a government report, there is a possibility that it might be wrong.

"1948	15,948	4,274	257	1,090
1950	18,544	4,762	326	1,654
1952	21,841	5,164	455	1,989
1952				2,236
1953	25,527			2,605 "

That is the Septembdr enrollment, 2512 was the public school. Separate school started Grade 1 here and there was an addition of 93 on there, it may have been a few more. It is within ten of that, even more than that, possibly.

THE CHAIRMAN: Mr. Willis, I am not just clear, what is the significance of the 2236, would you explain that?

A Now, that is the peak enrollment in 1952.

THE CHAIRMAN: That is, the 1989 would represent the registration in September and 2236 at the high point.

A These first few figures here, the 1989 taken from

A (Cont.) a government report which lists the number turned in on the annual report of classification at the end of the year and that takes in all the pupils who are on the roll in June and some of those who have left school so the enrollment in June, plus a small amount, not very much. The peak load would probably be about the same but might be a trifle higher than here.

"1959 43,200 (est.) 5,200(est.)"

This is an estimate taken from what we have got from Edmonton. 43,200 and Jasper Place 5200.

"% increase (40-52)	45	84	112	729 "

I think possibly that 729 gives a little exaggerated idea of the situation, perhaps a more accurate idea would be given if you took from say about 1948 to 1953, instead of 1940 as a base, however, I am just mentioning that so that the Commission can take whatever base they think most desirable.

MR. ROBISON: Well, Doctor Willis, it occurs to me that you are reading a lot of exceptions into this figures and indeed you have questioned one figure as to its accuracy. I am wondering whether come November 22nd you would submit a revised set of figures that would reflect what you want them to reflect, can we rely on this table?

A I think you can rely on it, yes.

MR. ROBISON: Well, does it need any amendment or correction?

A I don't think so, I think the over-all picture you will find is correct. I just noted, you see,

A (Cont.) that 1944 in Edmonton was a trifle less than 1940 and I do not wish to convey any wrong impression so if there is anything that looks at all questionable I want to point it out to the Commission.

THE CHAIRMAN: That is what Mr. Robison is asking you to do.

A I will check that over again, however, it is important to get this correct.

MR. ROBISON: I think it would be advisable because we would like to rely on the table and not wonder whether it is correct or incorrect?

A Yes, exactly.

THE CHAIRMAN: Doctor Willis, Mr. Moffat --

MR. MOFFAT: If you will clarify one of those points.

A Yes.

MR. MOFFAT: This annual report of the city school board, page 50, it does show the 1944 population in the school as being lower than in 1940?

A Yes.

MR. MOFFAT: What was happening there was the lower birth in the 1930's was being reflected in the schools in 1940 so that figure is correct.

A Yes, does that cover it, Mr. Chairman?

THE CHAIRMAN: Yes.

A Yes. I want the Commission to question anything where it seems to be discrepancy, I will do so myself too.

"(48-52)"

A (Cont.) Possibly that is a more accurate picture.

" 43 21 77 83.

2. It will continue to increase very rapidly.

Table 2.

A survey made by Dr. B. Y. Card of the University of Alberta aided by some of his students, showed that in April, 1952, the distribution of ages of the children from 229 homes, approximately one-tenth of those in the town was as follows:

Age groups	No. of children
0 - 5	237
6 - 10	108
11 - 15	67
16 - 20	39
Over 20	21

It will be noted that the average number of children in each year level 0 - 5 is about 40 while in each year level 6 - 10, it is about 22.

Table 3.

The census taken by the town of Jasper Place, May, 1953, shows much the same situation for the whole town as Dr. Card's sampling:

Age groups	No. of children
0 - 5	2,707
6 - 16	2,529
17- 20	583
Total population	11,844

The average number in each year level 0 - 5 is 451 while in that 6 - 16, it is 230.

The following table is taken from the

A (Cont.)

"age grade distribution for the Jasper Place school system, September 1953:

Age groups	No. of children
5	78
6	328
7	315
8	252
9	283
10	260
11	207
12	216
13	176
14	139
15	111
16	39
17	28
18	6

The above children were in the Public School system as of September 30, 1953. Obviously, the table is not significant for those 15 years of age or over or for those 5 years of age. Further, it is probable that not all of those 6 years of age are in school. The Separate school pupils, about 93 in number, are not included in this table so the number at the 6 year level would be raised considerably and the number at the 7 and 8 year levels slightly.

Table 5.
Births (Vital Statistics)

Year	Edmonton	Drayton Valley
1941	3253	3681
1942	3581	3880
1943	4068	4359
1944	2565	3845
1945	2793	4065
1946	3431	4791
1947	3999	5515
1948	4083	5568
1949	4353	6102
1950	4745	6403

A (Cont.)

" Drayton Valley registration district for vital statistics takes in Jasper Place and a considerable area from Edmonton west. The increase in above births for 1949 over 1948 and for 1950 over 1949 indicates that the increase in school population is being rapidly accelerated. The proportion the school population bears to the whole population is very high.

Table 6.

The following shows the proportion of school population to total population for October, 1953:

	Edmonton	Jasper PLace
Total population	180,000	11,844
School population	31,300	2,605
Percentage	17.4	22.0

It will be noted that 17.4% of the total population in Edmonton attend the Public and Separate schools, while in Jasper Place the percentage is 22.0. The percentage 22.0 for Jasper Place is 126% of 17.4, that for Edmonton. Stated in another way, Jasper Place has 26% more children in school than Edmonton, compared with the total population.

Table 7.

The following shows the average number of pupils per household:

Canada	.50 (Approx.)
Edmonton	.65
Jasper Place	.90

A (Cont.)

" No further comment is necessary on the above tables, they speak for themselves. The same is true of nearly all tables presented herewith and in general, there will be little comment on these statistics.

Table 8.

Comparative building costs in Edmonton per classroom in 1950.

Edmonton Public	33,535
Edmonton Separate	27,500
Beverly	10,000
West Jasper Place	8,500

The expenditure per classroom for buildings in 1953 was $15,000 -- "

Approximately that is,

"-- which is very low at present rates."

Fifteen or sixteen thousand.

" Evidently Jasper Place does not and cannot provide the same type of accommodation as is provided in the other systems.

Table 9.

From Annual Report - Department of Education Increase in average salaries.

	Edmonton P.S.	Edmonton S.S.	Beverly	West Jasper
1940	2182.54	1199.84	1139.00	866.83
1944	2056.77	1287.16	1419.00	896.18
1948	2797.04	1689.78	1997.50	1863.56
1950	2898.00	1834.43	2250.75	2205.00
1954				2935.00 "

We haven't available figures for these other places. These that were given were those that were based on the earlier part of the year so I checked up, there needs to be some slight change here. 1951, I checked

A (Cont.) that at the town office is 4,271,470. There is a change there, the mill rate was 27.

THE CHAIRMAN: Let us have those figures again, four million what --

A Two hundred and seventy-one thousand four hundred and seventy. These others are, I think, were given earlier in the year and there was some addition after they were given to the town council. 1952 4,893,560, 30 mills, 1953 is public only, separate school took some out at a certain amount of the assessment then, quite a little, 4,837,220, 38 mills. 1954 is an estimate for the public schools, five and a half million and the mill rate is .42.

" The school assessment of the Imperial Oil Company in M.D. of Strathcona -- "

MR. DAVIES: May I interrupt you, I understood the mill rate was going to be 38 in Jasper Place in 1954.

A 38 for '53 and 42 the school mill rate for 1954.

MR. DAVIES: Would you mind if I interrupted, just a minute, could we have that checked?

MR. BROADSTOCK: We have those figures, 42 is correct for 1954.

MR. DAVIES: 42 for '54.

MR. BROADSTOCK: A total of 54.5.

MR. DAVIES: Thank you, the total is, your combined municipal and school you say is 54.5?

MR. BROADSTOCK: That is right, 12.5 and 42 making a total of 54.5.

A " The school assessment of the Imperial Oil Company in M.D. of Strathcona was $5,830,397 in 1950, and that of McColl-Frontenac and British America combined is $6,650,000 in the same municipality.

Table 11.

Assessment per pupil

The following table shows the total school assessment in Jasper Place compared with that for the Edmonton Public School system on a basis of assessment per capita of school population for 1953.

	Edmonton Public	Jasper Place
Assessment	157,676,760	4,837,220 -- "

This is a little lower than that, 4,837,220.

MR. McKENZIE: What is that figure again, Doctor Willis?

A 4,000,000, that is the assessment for Jasper Place you wish?

MR. McKENZIE: Yes.

A This is for public school only, 4,837,220.

MR. McKENZIE: Thank you.

A Now --

"No. of pupils	25,527	2,605
Assessment per pupil	6,177	1,863

The average assessment per pupil in Edmonton is approximately three and one third times that in Jasper place."

This doesn't deal with the other matter of assessment prepared on a comparable basis which would make it more than three and a third.

A (Cont.)

" Table 12.

Percentage Increase in Expenditure per pupil 1944 - 1954 and percentage increase in enrollment.

	Percentage Increase in Expenditure per pupil	Enrollment
West Jasper Place	114.3%	729%
Beverly	113.6%	112%
Edmonton Separate	83.6%	84%
Edmonton Public	78.6%	45%

It will be noted that as the enrollment goes up, the assessment goes up also but not as rapidly as the enrollment and the expenditure; sonsequently, there is an ever increasing mill rate. Every new house built increases the school requirements more than the taxes it pays.

The following shows the increase in per pupil debt in Jasper Place over a period of years:

Year	Per pupil debt
1940	46.55
1944	120.27
1948	151.37
1950	163.90
1954	266.00

Summary

The taxes, paid by residents whose average family income in 1952 was $2439 (Card) --"

According to Card,

"-- are derived, to the extent of 92%, from residential property on houses of which the average value is $3500 and average assessment $1700. The school population is 26% higher

A (Cont.)

"than that of Edmonton compared with the total population; and that for Edmonton is greatest or nearly greatest in Canada otherwise.

School population has increased rapidly and will increase more rapidly in the future and in spite of the fact that Jasper Place, together with Beverly, Shouldice, Bowness and one or two other similarly situated city suburbs have been placed by the Government in a special category with respect to the equalization grant; the school board is waging a struggle against heavy odds in its effort to keep up educational standards.

Building costs in Jasper Place have been kept down extremely well by very careful management on the part of past school boards, but buildings and other features are not up to the standard of many other centres. It should be noted that Jasper Place, with a population of 12,000 -- "

That was some little time, it was 13,307 at the last census, by the way, that was about nearly six months ago, it was the last town in Alberta, it was about 12,000 when this statement that follows was made so this 12,000 is pertinent to this particular paragraph.

"-- was the last town in Alberta, with a population of 2,000 or more, to put in a kitchen for Household Economics and a shop for woodwork, etc.

A (Cont.)

" If a metropolitan school area is established, the West Jasper Place school board feels that some guarantee should be given to this and the other small districts that they would have representation on the board of the larger district. If voting at large for school trustees is allowed, it would appear probable that all members of the board would be elected from the area now constituting the City of Edmonton and that no members would be elected from the outlying districts of Jasper Place, Beverly and Strathcona. In order to obviate such a difficulty, it is suggested that the various areas included be guaranteed representation by adopting some kind of ward system."

Or otherwise a semi-ward system where they will be guaranteed perhaps one members.

"Probably Edmonton should be allowed 5 members in a 9-member board and each of the other areas, if there were 4 such included, allowed one member. It would not be desirable to have too large a board so the above might be modified, if there were three other districts besides Edmonton to allow Edmonton 4 members on a 7-member board with one member from each of the other districts.

In view of the above, it is submitted that even more liberal grants, compared with

A (Cont.)

"other places in the province, are needed or better still, Jasper Place should be included, at least for educational purposes, with Edmonton in a large metropolitan area such as exists at present in the Montreal and Toronto areas.

All of which is respectfully submitted.

Signed on behalf of the Board

S. Williams, Chairman."

THE CHAIRMAN: This brief will be received and numbered 60E.

BRIEF SUBMITTED BY WEST JASPER PLACE SCHOOL BOARD IS ENTERED AND MARKED EXHIBIT 60E.

THE CHAIRMAN: Mr. Willis, a point of information, the boundaries of West Jasper Place School district exactly coincide, I presume, with the boundaries of the town, do they?

A No, the town boundary runs from the river along 149th Street to 118th Avenue, on 118th Avenue to 170th Street, on 170th Street to 83rd Avenue, along 83rd Avenue to 156th Street, south on 156th Street to the river. That can be corrected here, if the people here that know that. Now, Jasper Place takes in some of the districts that are close, a little bit, I can tell you exactly what it is -- on the north --

THE CHAIRMAN: You are referring now to the school district?

A The school district.

THE CHAIRMAN: Yes.

A I am referring to parts of the school district which are not in the town district.

MR. DAVIES QUESTIONS THE WITNESS:

Q Yes, that is what I wanted to get at.

A Comparatively small, the taxation from them about $1500.00 comes to West Jasper and a square mile, which is also a mile square, which is a different proposition, lying due west of 170th Street and north of Stony Plain Road, a square mile, which is not a mile square, lying south of the Stony Plain Road going two miles south of the Stony Plain Road and a half a mile west of 170th Street, and then just west of that and along the Stony Plain Road a quarter, not a quarter section, 40 acres, a little corner in there, 40 acres.

Q Is that area to which you are referring to or rather those areas urbanized to a considerable extent or are they more or less agricultural?

A Largely agricultural but some small holdings, I believe.

Q Could we interrupt, Mr. Moffat, at this stage to ask him if these areas to which Mr., Doctor Willis refers that are, when the boundaries of the present town of Jasper Place are within the boundaries contemplated that Edmonton is submitting as an extended boundary in the event that some form of metropolitan government area is established.

MR. MOFFAT: I was just checking that very point on my copy as he was speaking. They are not entirely

MR. MOFFAT: (Cont.) within one of the areas where I indicated the other day we would like a separate look at them. Now, even apparently there are two quarter sections that even fall outside of that so that we will have to look at it especially from that point of view. This area along the Stony Plain Road is one I mentioned the other day as one we would like to have detailed information on that particular area by itself and if they were --

MR. DAVIES: You will look into that before November the 22nd and the result of the look will be taken into consideration in the plan the city proposes to file with the Commission.

MR. MOFFAT: The fact that it is already in for school purposes will make quite a difference in the attitude with respect to municipal purposes and I will, the thought I had in mind was that we would prepare a separate little memo covering the situation in each one of these doubtful areas and I was proposing to have one of these areas at the end of the Stony Plain Road and that certainly will be one of the points that will be covered in connection with it.

A Mr. Chairman, may I make just one little suggestion here that might be pertinent to the matter, if this question, I presume if this matter is the correlation, this consolidation is put into effect, where the boundaries should be I believe that the Stony Plain municipality runs a bus

A (Cont.) which could accommodate those pupils if there was any reason for doing so and that might, the Commission might want to look into that particular point there.

THE CHAIRMAN: Doctor Willis, we, that raises a question in my mind, were those small fringe areas added to the district of West Jasper Place because their schools were more convenient to those children or for what reason?

A Well --

THE CHAIRMAN: Did they have some desirable assessment or something?

A I can't say for certain, Mr. Chairman, I would judge that it was because it was much more convenient to our district, I am reasonably certain of that but I haven't any certain information.

THE CHAIRMAN: This was done some time ago?

A Before I had any connection with it.

THE CHAIRMAN: Yes.

MR. MOFFAT: I wonder, just to have all the information at once brought here do you know whether the mill rate which that area is paying to you is different from the mill rate which their neighbors are paying to Stony Plain?

A I couldn't say.

MR. MOFFAT: Or do you think the mill rate is about the same?

A I couldn't say about that, I think you will have to ask the Stony Plain people there.

Q MR. DAVIES: Have you got a copy of your 1953 financial statement?

MR. BROADSTOCK: No.

MR. MOFFAT: And there is, the 42 mills, that is for schools only.

MR. BROADSTOCK: For schools only.

MR. MOFFAT: 42 for schools only.

A There is the 1953 financial statement if you would like to have it.

THE CHAIRMAN: Yes, we would like to have it entered as an exhibit numbered, this will be Exhibit 61E.

FINANCIAL STATEMENT FOR 1953 OF WEST JASPER PLACE SCHOOL DIVISION IS ENTERED AND MARKED EXHIBIT 61E.

Q MR. DAVIES: Is that statement there, Mr. Willis, on the detailed form required by the School Act? In short, is that statement you are now filing the financial statement that is filed with the Department of Education as required by the School Act following the audit?

A I think the financial statement required by the School Act is possibly a little bit more detailed but this is the one presented to the ratepayers at the annual meeting.

MR. MOFFAT: I might answer that, if I could, sir, I have seen this statement of Doctor Willis, it contains some information in what I consider a more readable form actually than the other but it is not standard with the ones that have been submitted by Beverly and Clover Bar, the information

MR. MOFFAT: (Cont.) seems to be all there, as far as I can see.

MR. McKENZIE CROSS-EXAMINES THE WITNESS:

Q Doctor Willis, would it be possible for you to supply us with say, about eight copies of that, this document which you have just tendered or have you any more left?

A We can get those for you, that is a brief statement, will indicate as nearly as anything else that particular report for you.

Q Thank you very much.

MR. HAYES: Doctor Willis, do you know if the boundary commission has advocated any change in the boundaries of your school?

A I haven't any knowledge on that matter, Mr. Chairman, at all. Perhaps the town officials may tell you that.

MR. HAYES: The school districts and rural municipalities --

A This is a town, of course, this is not a rural municipality.

MR. HAYES: No, I am speaking of these adjacent territories that you are saying is in Stony Plain municipality, definitely would, it comes under the review of the boundary commission.

THE CHAIRMAN: Well, you haven't the information anyway?

A I haven't that information.

MR. McKENZIE: Doctor Willis, there was just one question on page 2 of your brief which I did not

Q (Cont.) understand. In Table 1, dealing with the enrollment you have got two figures for West Jasper Place for 1952 and I was wondering what was the reason for those two figures. One is 2,236 and the other is 2,605 and it is the only year for which you supplied two figures?

A That is right. The 1989 was the town enrollment plus any who had not, who had left school. That is taken from a report to the Department of Education. The other one is a peak load for the fall of that year. It covers the two parts of it, just to show the range in that year.

THE CHAIRMAN: Are these both included in the departmental report?

A No, no, only the first one.

Q Yes, that is what confused me too, I thought this purported to be a statement of the figures contained in the annual report and I couldn't see how the annual report would, to the department would publish two figures?

A No.

Q Doctor Willis, you possibly haven't this information but perhaps Mr. Broadstock could make, could help you out. Have you any idea as to the population in the registration district of Drayton Valley as compared, let us say, with that covered by the Edmonton Registration District?

A No.

Q I suppose Mr. Broadstock --

MR. BROADSTOCK: It would be a guess, sir.

THE CHAIRMAN: Very interesting figures those, Mr. Garside.

MR. GARSIDE CROSS-EXAMINES THE WITNESS:

Q Doctor Willis, in the first part of your brief you say Jasper Place is a rapidly growing suburb of the City of Edmonton, a condition which makes financing difficult. To what extent is that rapid growth of the population due to the discovery of oil and gas and petro-chemical industries in your judgment.

A Well, Mr. Chairman, I can only make a very vague guess on that, if you want an answer with that admission --

THE CHAIRMAN: Your opinion.

A My opinion, my guess, if you would like to put it more accurately I would say that to some moderate extent, not to a great extent, some moderate extent.

MR. GARSIDE: Have you any idea how many refinery employees are living in Jasper Place?

A No, I could give you some figures that might help though, a little bit. The Card survey, that was two years and a half ago last spring and it is not altogether pertinent to the question you are asking now because the oil refinery business has gone up since then. The Card survey showed of the workers in Jasper Place lived, who lived in Jasper Place worked in Edmonton. It is a pertinent figure, I think, for a good many points, that 9.6 of the people who live in Jasper

A (Cont.) Place work in Jasper Place, and that is close to eighty, seventy-eight percent. There were a good many others, where people working here and there, truckers for instances, so on like that, working other places. I can get you those figures in full, which won't mean much more to you, if you want, it doesn't tell you where they work, various places it says, things like that.

THE CHAIRMAN: When you talk about the Card report, excuse me Mr. Garside, when you are talking about the Card report you are talking about the story on fringe areas?

A Yes.

THE CHAIRMAN: That has been filed an exhibit, we have it.

Q MR. GARSIDE: Then you speak about the financing being difficult, just what do you mean by that?

A Well, the school board has had to be extremely careful in every way, in building and we have had difficulties with salaries, one thing and another and I have had to allow a good many things to go that should not have gone so as to keep it so they could finance.

MR. HAYES: Isn't that customary for a school board to be extremely careful?

A That I can't say, I guess it is, common probably, I don't know.

Q MR. GARSIDE: I notice from the financial statement that your debenture debt totals $663,825.69, is that

Q (Cont.) the figure today?

A The figure that was given to me by the secretary two or three days ago was 669,000 and some cents.

Q And do you have any information as to whether or not you had difficulty in disposing of the debentures when they were issued?

A I believe a couple of years ago the Provincial Government took some of them in but they seemed to have sold reasonably well lately, as far as I know.

Q Now, what is the interest rate on those debentures?

A I was looking that over with the secretary the other day, five percent on some, four and a half in some others, others were about three and a quarter, three and a half I think and those were what the Provincial Government, I think they have some provision to take some in at that rate.

Q Any of those debentures still unsold?

A I couldn't say with regard to that, there were some recent ones that may be.

Q Could you tell me, Doctor Willis, something about the school lands so far as Jasper Place is concerned? What are the school grants and how are they calculated, is that calculation or basis any different for Jasper Place than other school districts?

A That basis is quite different for Jasper Place than for most other towns. There are a few towns that are around the edge of cities that are treated in the same way, you will notice some of them are mentioned here. The chief, I can

A (Cont.) read you here, the chief grant that is different -- there was some question, I think it was yesterday about grants so I just brought the whole grants regulations along. We can read them, Section 4, page 5, this is the Grants Regulations, Order in Council Number 60054, effective April 1st, 1954, Department of Education Edmonton. Section 4 on page 5:

"Equalization shall be paid as follows:

(a) to each town school district for which one thousand dollars by which the average assessment per classroom is less than one hundred and ten thousand dollars the sum of fourteen dollars per classroom.

(b) to each village school district for each one thousand dollars for which there is an assessment per classroom of less than $115,000.00 the sum of $14.00 per classroom.

(c) to each consolidated school district for each one thousand dollars by which the average assessment per classroom was less than for a hundred and twenty thousand the sum of $19.00 per classroom.

(d) "

This is the one in which the Jasper Place category has been placed --

"(d) to each rural school district or school division,"

It is not a school division

A (Cont.)

but nevertheless the Minister has power to place us in that category and has done so.

" .. for each one thousand dollars by which the average assessment per classroom was less than a hundred and thirty thousand dollars, the sum indicated in the following schedule."

You notice this is a hundred and thirty thousand and you notice in (a) it was a hundred and ten thousand so it indicates a very considerable difference. Here is the schedule:

"Average assessment if below forty thousand rate per classroom $23.00. Forty thousand and one dollar to fifty thousand twenty-two dollars rate per classroom. Fifty thousand and one dollar to sixty thousand dollars average assessment rate per classroom twenty-one. Sixty thousand and one dollar to ten, seventy thousand dollars $20.00 rate per classroom -- "

This is the category in which we happen to fall

"$70,001.00 average assessment two hundred and thirty thousand, $19.00 per classroom -- "

We are in that particular category.

"(e) the Minister made clear for the purposes of this section -- "

Not otherwise apparently,

" -- where any school district shall be considered, as a town, village,

A (Cont.)

" consolidated or rural district the Minister has declared that Jasper Place, for the purposes of this shall be considered a rural school district."

Now, there is quite a little more here which you may or may not want to have under this part.

THE CHAIRMAN: I think, Doctor Willis, probably we should secure copies of this and have it entered as an exhibit and have them available so it won't be necessary for you to read it, anything from it other than anything that you consider pertinent to the Jasper Place situation as you have just done.

A The next are quite, they are fairly long, almost a page, Mr. Chairman.

THE CHAIRMAN: Yes.

A And it is a trifle detailed so that, difficult to get much out from reading it, having it read to you.

THE CHAIRMAN: Yes.

A And it is largely a matter of how it shall be worked out anyway, dealt with.

THE CHAIRMAN: Mr. McGruther, would you make a note to ask for copies of this, I presume this is a document that is readily available at the Department of Education.

A Yes.

MR. McGRUTHER: Is it an order in council, Mr. Willis?

MR. MOFFAT: Mr. Chairman, I have copies I secured from Doctor Swift, he is quite prepared to make a

MR. MOFFAT: (Cont.) number of copies available.

THE CHAIRMAN: This will be Exhibit 62E. That is entitled what, Mr. McGruther.

MR. McGRUTHER: Order in Council 654.

ORDER IN COUNCIL 654
ID ENTERED AND MARKED EXHIBIT 62E.

MR. McKENZIE: Would it be proper to describe it as dealing with equalization grants, Doctor Willis?

A Not the whole thing, it is the whole grant regulations.

MR. McKENZIE: All the regulations?

A Yes, this part that I read is equalization.

MR. GARSIDE: I didn't notice in your statement, Doctor Willis, the cost per pupil based on high school and senior high school, junior high school and elementary school, have you those figures?

A No, it is difficult to separate them into those, very difficult, because in one of the schools there are elementary, Junior high and senior high, some of them in one building, some in another and at the same school. Two other schools there are junior high and senior high in the same building. If it were very important we could arrive at a very close figure about --

Q What is the average cost per pupil?

A The average cost of all, what we figured out for 1953, I believe, was a hundred and thirty-three and ninety-five cents, cost per pupil. Now,

A (Cont.) it could be calculated roughly what it was for those three categories but I could give you possibly, probably anybody connected with school finance could give you the approximate figures just about as good as I could figure it.

THE CHAIRMAN: Mr. Garside, excuse me again a moment, for interrupting you, Doctor Willis, that statement that you noted from the, based on the school grants regulations you mentioned as $19.00 per classroom per what, not per year?

MR. McKENZIE: Per thousand per classroom for the difference between a hundred and thirty thousand and the actual assessment per classroom, I believe.

A Yes, may I illustrate?

MR. McKENZIE: Yes.

A Our assessment for, this is an assessment, an average assessment per classroom was about $73,000.00.

THE CHAIRMAN: Yes.

A It was something a little over that, I noted that in the Secretary's books the other day. Now, if it were exactly seventy-three thousand it is assessed for which the average assessment is less than a hundred and thirty thousand, you would subtract the seventy-three thousand from a hundred and thirty thousand, that is fifty seven thousand.

THE CHAIRMAN: Yes.

A Says for each thousand.

THE CHAIRMAN: Yes.

A So the number you are dealing with is fifty seven, not fifty seven thousand, fifty seven times nineteen --

THE CHAIRMAN: Yes.

A That is eleven, forty, that is ten eighty three, I believe.

THE CHAIRMAN: Yes, thank you very much, I understand now, I am sorry I missed it.

Q MR. GARSIDE: How many schools have you in Jasper Place?

A Six.

Q And with the pressure of school population increasing as it is when do you anticipate having to build other schools or accommodation?

A We expect to build one other twelve room school immediately. The Board passed the plans, the architect's plans Tuesday evening this week and that will give us accommodation and we expect to carry us through, we will not have to build to accommodate pupils until for, that will take care of 1955, we expect possibly 1966 so the next building following should be for September 1957. Now, of course that depends on the rate of growth of the population, it may be -- we are not in any situation, as mentioned by one of the former witnesses, that is the superintendent for Edmonton, of being short now, the accommodation. I might say we were badly awhile ago, two years ago when I came to West Jasper Place there were sixteen classes out of, oh, sixty three I think it was, on double shift and four classes in basement rooms. Now, we have no classes on double shifts and only one in basement rooms.

A (Cont.) There is a typing class in the basement room as well, but that is one class after another going through, five or six periods a day, no classes there for more than two periods.

Q Could you tell me whether or not the assessment in Jasper Place is 100% or is it like the city, 20% for businss and 50% for houses?

A Mr. Chairman, I hope you will excuse me from answering any questions that deal with the municipal end of it. I am a scientific educationalist and as such I don't like to answer questions where I don't know the answer. I kind of objected a little while ago to this one about the oil population, I don't know, I think the municipal people can give you that if you will excuse me from answering that.

MR. BLACKSTOCK: Doctor Willis, it is a very simple matter for you to say I don't know.

A I see, isn't it.

MR. BLACKSTOCK: He has got to take that, accept that, into consideration, unless you can prove otherwise, I don't know.

A Thanks, in future I will take it that I don't need any explanation when I say I don't know, thanks.

MR. GARSIDE: Perhaps Mr. Stone can tell us.

MAYOR STONE: The answer is one hundred.

MR. GARSIDE: One hundred percent. Doctor Willis, I am told that the percentage of school population in relation to total population in Edmonton is approximately one in six, 17%, well what is that relationship in Jasper Place?

A It is approximately one in five, possibly one in a little less than five.

Q So it would be more than 20%?

A More than 20%, yes.

Q I take it from your brief, Doctor Willis, that the situation with regard to the schools and school financing in Jasper Place is very serious indeed, is that correct?

A Difficult, yes.

Q And what would you say as to the necessity for something having to be done so to remedy this situation within a reasonable time?

A I think it is necessary.

Q Well, what do you mean by a reasonable time?

A Within two or three years.

Q I would also like to ask you this question, Doctor Willis, we assume that one of the difficulties, in fact the most important difficulties here probably have been caused by the discovery of oil, gas, and the petro-chemical industries being established in this locality and assuming that that is correct, the discoveries are roughly speaking in Calmar, I understand and Redwater and Leduc, that is the source of this wealth as far as this part of this country is concerned. Now, we say that the Provincial Government is getting a great deal of extra revenue from this area by reason of the establishment of these wells, and gas wells and oil wells, we also say that these discoveries have caused an extra burden to Jasper

Q (Cont.) Place, to Edmonton and to Beverly and that the Government should take cognizance of that and give extra allowances to these communities which have had these extra burdens placed upon them. What have you to say as to that general statement?

A Well, I am employed by the Jasper Place School Board and to some extent I am under the Department of Education, I think I should be excused from answering that question.

Q Well, I would like to have an answer.

MR. DAVIES: Is there a member of your School Board here that isn't associated with the Department of Education?

A No, they are unable to be here.

MR. DAVIES: Is your secretary-treasurer here?

A No, he is a part time man working in the day time.

MR. ROBISON: Too bad a question like that can't be answered, it is easy, I can see you may have a problem but you are also a citizen of this country and I wonder if -- that is twice, you see, that that question has been asked in significant areas and both times they have been excused because of particular reasons and I would like to get an answer to it or some competent opinion from Jasper Place and Beverly.

MR. HAYES: Well, possibly the town, a representative of the town will answer that question.

MR. ROBISON: Well, somebody should.

MR. DAVIES: Sometimes there is conflict between school authorities and municipal authority, keeping

MR. DAVIES: (Cont.) that in mind I would like to hear an expression of opinion, if not now certainly when our hearings resume, Mr. Willis, from, let us say the Chairman of your school board, he must have given a great deal of thought to some of these matters.

THE CHAIRMAN: There should be no question, Doctor Willis, that at the next sittings, is your chairman Mr. Williams?

A Yes.

THE CHAIRMAN: That he could be excused from his regular work long enough to, and give evidence.

A Possibly, well, it is very difficult to get away.

THE CHAIRMAN: Well, or the Board might appoint somebody who would have the information, Doctor Willis, will you seek to get it, to get it later?

A All right.

THE CHAIRMAN: Mr. Garside, I would like to have the adjournment now, and you will resume after if you have other questions.

MR. GARSIDE: Very good, sir.

THE CHAIRMAN: Thank you, you are familiar with our habit of adjourning for a few minutes.

(At this point the hearing adjourned for ten minutes and reconvened.)

MR. BROADSTOCK: Mr. Chairman, I volunteered some information --

THE CHAIRMAN: Just a minute, Mr. Broadstock, until the noise subsides. Mr. Broadstock, you want to give

THE CHAIRMAN: (Cont.) some additional information on some point that was raised this morning?

MR. BROADSTOCK: Yes.

THE CHAIRMAN: Please.

MR. BROADSTOCK: As I said, sir, I had volunteered information on the mill rate in Stony Plain, there is a fact I didn't mention that under ministerial order, farm lands in West Jasper Place School district are reduced 47.46% for school purposes, which is a fact that should be considered.

THE CHAIRMAN: Yes, Mr. Moffat, has Mr. Garside finished?

MR. GARSIDE: Yes.

THE CHAIRMAN: I am sorry, I didn't realize.

MR. MOFFAT CROSS-EXAMINES THE WITNESS:

Q Doctor Willis, I was going to ask you if we could recapitulate the provincial grant material which we have already covered and try to put it together into a precise record for the transcript. I believe the grants are paid to you, in the West Jasper Place school district, would be $850.00 per teacher, which is a basic grant that goes to everyone?

A That is correct.

Q One thousand and eighty three dollars per classroom, which is an equalization grant that you calculated, $7.00 per pupil, would that be correct, the basic grant for pupils?

A Yes, I believe that is correct.

Q And in addition your share of the grant which comes

Q (Cont.) to you because your pupil population is increasing more rapidly than the general average over the province?

A There is a grant for that.

Q Do you have a calculation on how much that amounts to in toto per student?

A In a year, we get that from the government each year, a statement from them.

Q Do you have a figure of how much it amounted to in toto so we could divide it by the number of children?

A I haven't it here, we could get that for you, I think.

Q On your financial statement, Exhibit 61E which was filed, the first item provincial grants $191,752.00, that would cover these items plus your capital grants, is that correct?

A That is right, capital grant I think you will find is shown on there.

Q As sixty thousand?

A Sixty thousand six hundred, that is for that year.

Q Which would leave a total of one hundred and thirty one thousand dollars as the --

A Approximately.

Q Current operating grants which would work out to be how much per capita, you haven't worked out the exact figure?

A That is a hundred and thirty-one thousand dollars?

Q Yes.

A For 1953, well, that is a simple calculation, divide

A (Cont.) by twenty-three hundred and eighteen, the number of pupils is approximately fifty seven dollars, isn't it?

Q Well, I haven't worked out, I wanted to get those figures.

A I workedit out roughly in my head, I think that is correct, very close.

Q Have you compared that with the grant that comes to the city?

A No.

Q The figure for the city public school Board works at $29.63, including capital grants which have to be taken out of there, roughly two dollars, which makes it around $27.00, now, I thought it would be worthwhile if we put all those figures in the record in one spot.

MR. McKENZIE CROSS-EXAMINES THE WITNESS:

Q Doctor Willis, it appears to be a fair conclusion to draw, from the very comprehensive figures that you have given us in your brief, that the school population in Jasper Place is steadily and very rapidly increasing?

A That is a correct conclusion.

Q And it appears that it is a trend which is likely to continue at approximately the same rate or faster?

A Yes.

Q And at the same time, although the assessment is increasing it is not increasing nearly as rapidly

Q (Cont.) as the problems created by the school population?

A No.

Q In the period 1951 to 1954 the mill rate for school purposes has increased from 27 to 30 to 38 to 42 mills, I believe that is your table 10?

A Yes.

Q At 42 mills for school purposes out of a total mill rate of 54 mills approximately somewhere between 75 and 80% of the mill rate is used for school purposes?

A That would be a little over seventy-five, wouldn't it?

Q Well, I believe that is correct. Can this continue indefinitely?

A No.

Q As the mill rate for school purposes increases it leaves progressively less for municipal purposes?

A Yes.

Q Now, in a situation where one can't pay for everything, one can't pay for all the school requirements that are desirable, one can't pay for all the municipal requirements that are desirable do you think that the system of requisitioning is the most desirable system in the interests of the ratepayers?

A You mean whereby the school board requires so much and gets it?

Q Yes.

A Well, I think so.

Q Do you feel that there is any real reason to believe that if there were an elected body consisting of the ratepayers who had to consider all requirements of the area, health, welfare, public services, and education that such an elected body of ratepayers, if it were dealing with an educational budget, that it would deal adversely or unfairly with the proper requirement of education?

A Well, that has been the situation in a good many places in the United States, there is a somewhat similar situation in the Old Country, England, I don't know that they have dealt particularly unfairly with it, that similar situation that a committee of the council can approve, look after school matters in England --

Q Yes.

A In the United States, ordinarily it is that the council has a very great deal of control over the school board.

Q Now, in a case where there is a elected group of representatives of the people who are charged with all functions, including education, what exactly do you think education would have to fear from having its requirements considered in relationship to other community requirements?

A Have a cutting down in educational requirements, facilities in some places.

Q Now --

A Not necessarily in every place.

Q No, I think I personally share, with Mr. Moffat and yourself, the desire to see education take a certain precedence but under the system of requisitioning do we not, by statute, put beyond the control of the ratepayers the right to consider the requirements of education in relation to other requirements?

A No.

Q Why do you, can you amplify your reason for saying no, Doctor Willis?

A The ratepayers elected the school board, they can put them out.

Q They elect the school board but the school board is not charged with the responsibility of providing other community services such as health, welfare and public works. The school board in arriving at their requisition have, in many cases, no knowledge of the impact that this may have on the ability to provide other such services, do you not think it is in the interest of the ratepayers as a whole that all services, all community requirements should be considered and the community should decide how much money should go for each purpose, each time the question arises?

A No, the community can't decide that, their elected representatives have to decide that.

Q And in a situation where the elected representatives had all of those factors to consider do you really

Q (Cont.) feel the elected representatives would deal adversely with the requirements of education?

A It has been done in some places.

Q In those cases where it has been done, surely the elected representatives of that community must have felt that some other requirement in that particular season took precedence, in their opinion, over the needs of education?

A Yes.

Q I think that is all, thank you.

THE CHAIRMAN: Yes.

MR. MOFFAT CROSS-EXAMINES THE WITNESS:

Q Doctor Willis, there is one point which came up in discussion between myself and Doctor Mayo, here, which probably should be clarified on the record. You quote in your brief, on page 2 the number of students in West Jasper Place in 1953 as 2605?

A Yes.

Q Could you explain just what the date is to which that refers, what the date is in 1953?

A That was the October enrollment for 1953, which was the peak enrollment for that year.

Q That is the point I wanted to get at, that is the peak enrollment and do you remember the average figure, which corresponds to the average figure which we have been using for the city, if you don't have it I can quote it to you because you and I worked it out the other day.

A The average number of pupils per classroom?

Q No, the total average for the year.

A For the year, 2,318 and some decimal, I have forgotten that, .2 I think.

Q That is the figure which is truly comparable with the city figures for the purpose of calculating the per capita , in the Edmonton figure, the difference in these figures is quite significant in this particular case.

MR. DAVIES QUESTIONS THE WITNESS:

Q Doctor Willis, I have been going over this financial statement for the year ending December the 31st, 1953 and I observe that the approximate total cost of operation of your school district in 1953, excluding capital is approximately $300,000.00. And secondly I observe that subtracting the capital grants, that is the grants from the Department in respect to building, equipment, subtracting capital grants of $60,600.00 from your total grants received from the province of a hundred and ninety-one thousand dollars and that left your district, in that year, with about $130,000.00 in grants from the Department of Education towards the operation of your school, that is distinct from any capital contributions on construction. Now, going a step further, one hundred and thirty thousand dollars in grants on an operational basis towards the total cost of three hundred thousand dollars is 43% roughly, is that correct?

A That is correct, as I work it out in my head just now.

Q Well, then, we get down, to this, is this correct, that in the case of West Jasper Place School District, despite the fact that this district in 1943 received a, received a grant from the Department of Education amounting to 43% of its total operational costs and still had to pass back to the taxpayers, in that area, a mill rate of 38 mills?

A 53, you refer to?

Q Yes.

A I think you said 1943.

Q I am sorry, I mean 1953.

A Yes.

Q Is that correct?

A 1953, 38 mills, that is correct.

Q So, although West Jasper Place in '53 then received 43% of its operational costs on education in government grants it still took a mill rate of 38 mills and still left you poor?

A That is right.

Q Is that correct?

A That is correct.

Q One other thing, or two on the question of teachers' salaries, just without going into a lot of details on salary schedules, roughly, are you on the same basis as in the city of Edmonton or are you lower?

A We are lower, definitely.

Q Lower.

A We are better in some ways, may I take a minute on that or two? For those who are on, that have had a number of years experience and have no dependents we are better, we are better off in Jasper Place for about the first five years of their appointment, and those with a degree, on a similar basis we are better, but in the main, particularly with those with dependents and those who after they got up on the staff they are considerably better but the whole rate is possibly about 10% than we are, it isn't large but it is noticeable.

Q And how many teachers have you?

A There are seventy four this year on full time, one teacher who teaches two half days a week to relieve one of the principals.

Q You have told us you have six schools, how many classrooms have you?

A Seventy one.

Q I wonder --

A That is on a number of --

Q That is at present.

A One shop, one house ec., we are down a little from last year, seventy four last year, the separate schools have opened now so we are down a little.

Q One other thing, on the question of representation in your brief you suggest there that if anything is done on a metropolitan area basis that you feel that the electors in the Jasper Place area should definitely have a specific representative, representation on the school board from that area?

A Yes.

Q Is that right?

A Yes.

Q Don't you think, Doctor Willis, that there might be a considerable amount of difference between the question of municipal representation on a council and school representation on a school board?

A Quite possible.

Q Would it be correct to say that, generally speaking in school affairs, that when the superintendent of education brings a recommendation to the school board that the school board can find the money to do it, that they pretty well accept the recommendation of the superintendent and his technical staff?

A Very largely, education is also largely under control of the province and they look after that matter to some considerable extent.

Q Therefore, do you really think, Doctor Willis, that the question of direct representation by Jasper Place or any other area for that matter in the total metropolitan area is a very salient point if anything is done in the way of enlargement here?

A Yes, I think so, partly the matter of the feeling of the places, largely.

Q Well, have you ever heard any suggestion, for example, that costs in Edmonton, you have been here many years, taught on the staff here, have you

Q (Cont.) ever heard any suggestion, for example from Calder, that because they didn't have a specific man, who lived out in the Calder area, on the school board they didn't get a square deal from the Edmonton Public School Board?

A You get that with regard to school boards and council, whether of any importance I couldn't say, mind you, a new area being taken in it is a little different again.

Q What I am suggesting to you, Doctor Willis, is that question of specific representation from a specific area in school matters is not a very important matter by reason of the fact that the common practice of school boards is to pretty well accept the recommendations of their technical advisers?

A Mr. Chairman, I think that the member of the Commission and myself are not very far apart in our ideas on this matter.

Q Thank you. One other thing, do you find that in your schools in Jasper Place, Doctor Willis, that there is a tendency to have a considerable fluctuating population in your school population?

A Very much.

Q You could say, from your experience in Edmonton, that it is very far different?

A It is about the same possibly as outlying areas in Edmonton, possibly more though.

Q In other words it indicates that there is a considerable mobility, so to speak, from one area

Q (Cont.) to another by quite a number of pupils in the Jasper Place district?

A Yes, a great deal, a very great deal.

Q Finally, upon looking over this statement, Doctor Willis, I don't think this Exhibit 61E would be very suitable for us, for the purpose of affecting a comparison with other statements we have. Now, this abbreviated statement, 61E, which you have filed says revenue and expenditure on it and as you know the statutory form of the Department of Education has several different columns, one is receipts in counter distinction to payments, the other is revenue and expenditure. Personally, I find it a bit difficult in following this in trying to separate capital payments from operational payments. Now, I wonder if you would arrange to have eight copies of your 1953 financial statement in the Department of Education form filed with us?

A I will get that, Mr. Chairman.

THE CHAIRMAN: Thank you, that seems to complete the cross-examination, Doctor Willis.

A Thank you.

THE CHAIRMAN: Thank you very much, you are excused.

(The witness retires.)

THE CHAIRMAN: We have received a submission, a submission has been filed from the Jasper Place Chamber of Commerce and also the taxpayers Association of the town of Jasper Place. Is there

THE CHAIRMAN: (Cont.) a representative of the Chamber of Commerce present?

(A Voice from the rear).

MR. BIRTLE: Yes sir.

THE CHAIRMAN: Would you come forward, identify yourself, and be sworn.

JAMES H. BIRTLE, having first been duly sworn, testified as follows:

MR. ROBISON: What is Mr. Birtle representing?

MR. McGRUTHER: The Chamber of Commerce.

THE CHAIRMAN: All right, Mr. Birtle, you may read your brief.

A " We, the members of the Jasper Place Chamber of Commerce, herewith submit our views in favor of the amalgamation of Jasper Place with the city of Edmonton.

While we agree with the proposed amalgamation in principle, we do so with the following provisos:

(a) Whereas the town of Jasper Place has, over the past years, engaged in extensive programs of development of sewar and water facilities, road building, and the construction of schools and administrative buildings; in the event of amalgamation be it provided that certain safeguards be established to ensure that the program of civic development in Jasper Place be carried on and increased at least at the present rate of expansion.

A (Cont.)

" (b) In as much as Jasper Place has existed for some time without adequate streets, sidewalks, sewars, and water facilities, and a pressing need for these amenities exists; we respectfully submit that, in the provisions of amalgamation, priority be given to providing the aforementioned facilities in the older, outlying districts before new areas are developed in Greater Edmonton.

(c) That all persons in the amalgamated area would be treated equally in regard to taxation, services provided, and voice in the government.

This brief is unanimously endorsed and respectfully submitted by the Jasper Place Chamber of Commerce."

Mr. Chairman, as past president of the Jasper Place Chamber of Commerce it is a pleasure to have this opportunity of submitting this Chamber brief. We realize the questions before you are important and complex, we sincerely hope you will be able to find the solution which will further the welfare of the residents of Jasper Place and Greater Edmonton and the basic attitude of Jasper Place on these matters is now well known. It was expressed at a meeting, which was called for a discussion of amalgamation. I would at this

A (Cont.) time stress briefly, which appears to be the view of the Chamber, that for the purpose of administration should be placed under the control of one council, one public school board, one separate school board each covering the area concerned. That appears to be the view of the Chamber submitted to you. This was under discussion since the brief was submitted, Mr. Chairman. Furthermore, the Chamber thought that with the school board being represented and our local council being represented they did not supply any figures in regards to that because it would be just duplicating the situation, but, if there are any questions or facts or figures that you would wish this Chamber to present at a later date we would only be too glad to do so so that is about all I have to say.

THE CHAIRMAN: Will you just be seated, Mr. Birtle, in case there are -- the Exhibit number of your brief will be 63E. I was wondering about that supplementary statement, perhaps it will be sufficient if that appears in the record without having copies made.

BRIEF OF THE TOWN OF JASPER PLACE CHAMBER OF COMMERCE IS ENTERED AND MARKED EXHIBIT 63E.

THE CHAIRMAN: Now, are there questions to asked of Mr. Birtle.

MR. GARSIDE CROSS-EXAMINES THE WITNESS:

Q How long have you lived in Jasper Place, sir?

A Between five and six years, sir.

ALBERTA PROVINCIAL LIBRARY

Q And prior to that were you living in the Edmonton District, Mr. Birtle?

A For a short time.

Q So you have been in the Edmonton district how long?

A Well, I have been in the Edmonton district approximately seven and a half years.

Q And may I inquire what your business is, sir?

A I operate a grocery store.

Q You operate that grocery store in Jasper Place?

A Jasper Place, for four years.

Q Four years. Now, as the past president of the Chamber of Commerce I suppose that you have taken an active part in surveying Jasper Place from the business standpoint?

A Well, I would say pretty well.

Q How many business men are members of the Chamber of Commerce, carrying on business in Jasper Place?

A We have a membership of eighty one paid up members.

Q And all those are business men?

A With the exception of three or four.

Q Carrying on business in Jasper Place?

A Yes.

Q Did you ever make any survey as to the percentage, we'll say of business property as compared with residential property in the town of Jasper Place and what was done?

A There have been several discussions on that matter but there is no figures available at the moment.

Q Are you in a position to give us any information on percentages of that kind?

A I would submit it to the Chamber, sir, if you so wish.

Q What does the Chamber of Commerce of Jasper Place feel with respect to the impact of the oil and gas and petro-chemical industries on the colony of Jasper Place?

A I might outline it this way, that there are a few of the residents of Jasper Place have been working in the oil industry but I find, we find I might say that there are a considerable more working in the city of Edmonton than working out of those refineries. Is that --

Q Well, as an individual, have you got any opinion of your own as to the impact of gas and oil and the petro-chemical industry on the Edmonton area in general?

A Well, it has had some, to some extent.

Q Would you say substantial?

A More of a floating, a floating population.

Q What would you say as to its cause in increasing the population by immigration and so on?

A I would suggest in that manner, sir, that it is through being able to have work in the city and surrounding districts and being able to buy cheaper homes, smaller homes, cheaper homes and being able to get started is the reason people flock out to Jasper Place.

Q I will ask you this question, we say, we say, for instance, that the discovery of gas and oil and

Q (Cont.) the petro-chemical industry has had a very great influence in the production of wealth in this part of the province of Alberta, would you agree with that?

A Oh, yes, I would, sir.

Q And as a result of the discovery, the Provincial Government has received a large sum, has received and will receive large sums of money by way of revenue from that industry, do you agree with that?

A Yes.

Q We also say that the discovery of gas and oil has caused a rapid expansion of the population in this area and caused the City of Edmonton and your own municipality to have to build, arrange for the building of houses, building of schools, the opening of streets and lanes, sewer and water and we think that the Provincial Government should therefore bear that in mind and pay to those communities that have suffered this burden an extra allowance. Would you agree with that statement?

A Well, I wouldn't be prepared to give you that immediately, I could take it and submit it to the Chamber, I couldn't speak, that particular question has not been submitted to the Chamber in that method, I would be glad to submit that to the Chamber if you wish.

MR. ROBISON: Have you got an opinion of your own though on that?

A Well, Jasper Place is already getting, I understand, a pretty fair grant, favored a little more say than

A (Cont.) maybe some other parts but the Chamber's standpoint on it is that if the town continues to grow we would be in a far better position by amalgamation and a joining together because the people of Jasper Place feel they are part of Edmonton anyway and we are entitled to the benefits of the city.

MR. ROBISON: But the benefits that Mr. Garside is referring to are, might be inferred as coming from the expansion in the oil industry in the Province. We seem to have difficulty in getting an answer to that question or an opinion.

A Well, at the present moment, sir, I wouldn't be in a position to, without a little further study on that point.

MR. BLACKSTOCK: Perhaps you have not considered it from that angle?

A Pardon?

MR. BLACKSTOCK: Perhaps you haven't considered it from that angle?

A Not from that angle, no.

Q MR. GARSIDE: Perhaps you will be willing to submit that to the next meeting of your Chamber and let us know, will you let us know?

A I will be glad to, sir.

Q I think you said there were 81 members of your Chamber but all but one or two were businessmen in Jasper Place?

A Yes sir.

Q Would that 81 number represent most of the businesses

Q (Cont.) in Jasper Place?

A Roughly speaking, Mr. Broadstock, I believe, could give exact figures, more or less I understand, the last figure I had on hand was about one hundred and twenty, thirty, around a hundred and thirty, I believe, is that correct?

MR. BROADSTOCK: At the present moment, Mr. Chairman, there are one hundred and thirty-six business establishments in Jasper Place.

Q MR. GARSIDE: I understand you referred to in your answers to a public meeting being held?

A Yes.

Q Was it a public meeting in the sense of being called by advertisement to attend at a certain specified place for a specified purpose?

A Mayor Stone of Jasper Place called this meeting for that purpose.

Q How many people were present at that time?

A One hundred and fifty, two hundred, a very nice crowd.

Q Thank you very much.

MR. McKENZIE CROSS-EXAMINES THE WITNESS:

Q In clause (a) of your brief, Mr. Birtle, you requested that certain safeguards be established to insure that a program of civic development in Jasper Place be carried on and increased at least at its present rate of expansion. I believe that in the City of Edmonton brief they indicated that they could almost immediately commence to bring the level of services in Jasper

Q (Cont.) Place up to a par with the city standards by financing it over a period of twenty years, that almost immediately they could put in these services, Having regard to that statement do you have any specific safeguards in mind?

A The view of the Chamber in that respect, sir, was that they didn't wish to amalgamate with the city and then immediately after the road building, sewer, water facilities that we have already got started would be left discontinued and left dormant for a period of a year or two, the idea of the Chamber on that is that we would like it to continue according to schedule.

Q The city indicated that in the case of local improvements particularly that it would be up to the ratepayers themselves, that if they wanted them they would get them, if they didn't want them they possibly would not get them. In other words, the property owners have to bear a portion of the cost of local improvements and the city's stab was that if the property owners in Jasper Place are prepared to pay their share of the local improvement costs then these facilities could be provided immediately or practically immediately.

A I would say in regard to that, sir, that they would be quite in favor of continuation and be prepared to pay for those services.

Q Going to clause (c) of your brief where you said that all persons in the amalgamated area would be treated equally in regard to taxation, services

Q (Cont.) provided and voice in the government, I am particularly interested in whether the present system of government in Edmonton, where the voters at large vote for the council as a whole is what you had in mind or whether it is the ward system where there would be representatives of individual districts? Before you answer that, I would like you to, just to draw to your attention the fact that the various districts in the city now do not have any individual representation, for instance, the Highlands, Eastwood or Glenora, so forth, do not have representatives from those districts. Would a vote for aldermen to be elected be adequate or would you want a special representative from your district?

A The Chamber's view on that, sir, is a vote at large, as indicated in the -- this point was brought up later and, in regard to the administration, the administration should be placed uner the control of one council, one public school board, one separate school board, that is not in the brief, sir, it was discussed later.

Q And I noticed you stated specifically, considered that they would like one council, one public school board, one separate school board. Turning then for a moment to this business of a voice in your own affairs. The Commission are required to recommend what it considers would be in the interest of the ratepayers and citizens generally with respect to the administering and finance of school and

Q (Cont.) municipal matters. Now, the group you represent are probably one of the most substantial groups of ratepayers in Jasper Place?

A Very much.

Q If there were one council or one administrative board which had the responsibility for all functions, eduction, public works and other functions do you believe that it would be in the interest of the ratepayers that one elected Board should consider the relative needs of the various functions in the community?

A That is the general idea, sir.

Q Now, perhaps you have misunderstood me a little bit, You have recommended that there should be separate boards for educational and municipal purposes as there are at present. At present education requisitions on a council and council must meet that requisition and in your community in particular, it has been pointed out that the result of the needs, probably the very just needs of education, have resulted in the educational mill rate rising from 27 to 30 to 38 to 42. Now, what I am asking you is this, do you think that one elected governing body, which had the responsibility both of education and of all other services, would be better than three bodies, two of which requisition on the one.

A In getting the views of the discussions prior to this being submitted it seems to be that the Chamber favors the third.

THE CHAIRMAN: Mr. McKenzie, the time for adjournment has arrived, have you --

MR. McKENZIE: That is all I have, thank you, sir.

THE CHAIRMAN: Yes, thank you, very well, I didn't intend to shut Mr. McKenzie off --

MR. BLACKSTOCK EXAMINES THE WITNESS:

Q When you speak of sewer and water being extended and increased at its present rate of expansion. I suppose you could also suggest that should be done with economic limits?

A Yes.

Q You will remember the original scheme that water and sewer in Jasper Place took in nearly all of the town and was going to cost well over a million dollars and the town council reduced that scheme within economic limits, you will remember that?

A Yes.

Q And now they are extending the original, extending what was done again within economic limits?

A Yes.

Q Then, you would agree that if there is an amalgamation that sewer and water should only be extended to those places where those services will pay their own way, you wouldn't want sewer put down in one block and serve one house at the end of that block, would you?

A Well, it wouldn't be logical, sir.

Q No, that is right, I wanted to be sure that is your viewpoint?

A Yes.

Q Thank you very much.

MR. DAVIES EXAMINES THE WITNESS:

Q I just wanted to ask you one question and possibly we could let him go. Do I understand, Mr. Birtle, correctly that at the present the hours the places of business of Jasper Place that are open until nine o'clock at night?

A More or less, more or less.

Q And despite the fact that the businessmen in Jasper Place know that their hours of business activity is going to be cut down they have still voted, quite freely, in favor of complete amalgamation?

A Yes, it has been discussed at certain, at different intervals and it is a generally recognized fact that sooner or later Jasper Place will have to become part of the city and that we have to all come in line and that in some cases through being open late at night it does not prove satisfactory. Now, being in business myself I don't stay open late at night for the simple reason it doesn't warrant it. There are a lot of other cases in the same position, although they are staying open at night in order to draw a little extra business, I think the majority think, have a view that possibly it would be, might be better for the whole town if it was on one standard set-up.

Q Thank you very much.

A Thank you.

THE CHAIRMAN: Now, did I understand, we may excuse Mr. Birtle?

MAYOR STONE EXAMINES THE WITNESS:

Q Mr. Chairman, I would like to ask one question. I would like to have cleared up the point that was brought up a minute ago as to administration and what is in his opinion, or the Chambers' opinion in respect to a representative for the town of Jasper Place, as to whether that representative should be assured in this arrangement or not, I don't think that has been cleared up.

THE CHAIRMAN: He said, he said a council elected at large, Mr. Stone.

Q MAYOR STONE: Yes, Mr. Chairman, but there is nothing that I have noticed in the brief stating whether or not that council would be assured of, that a representative would be assured to Jasper Place or not.

THE CHAIRMAN: I don't think there is any reason to assume that they had that in mind, they said a council elected at large.

A Yes, that is the idea.

THE CHAIRMAN: Thank you very much, you are excused, Mr. Birtle, we appreciate your taking the time to come.

A Should at any time you should see the need for any information later we would be glad to submit anything further.

THE CHAIRMAN: Thank you very much. When we resume this afternoon another, that is yours, excuse me,

THE CHAIRMAN: (Cont.) we have a brief from, or a presentation from the taxpayers Association and is there any representative of that organization and it will be convenient for you to be here at two.

VOICE FROM THE REAR: I will be here.

THE CHAIRMAN: Thank you very much, we are adjourned until two.

(At this point the hearing was adjourned at 12:05.)

PROCEEDINGS AT 2:00 P.M.

THE CHAIRMAN: If the representative of the Taxpayers Association of the Town of Jasper Place would come forward and identify himself and be sworn we will listen to his brief.

KENNETH SCHRYVER, having first been duly sworn, testified as follows:

THE CHAIRMAN: Yes, Mr. Schryver.

A "In the Matter of Amalgamation of the Town of Jasper Place and the City of Edmonton. --"

Mr. Chairman, Royal Commission, Gentlemen, Ladies, pardon me.

" Presented by the Executive Committee of the Taxpayers' Association, of the Town of Jasper Place, in the Province of Alberta, constituting provisos as outlined hereunder:-

1. That this organization is in accord with plans for amalgamation of the Town of

A (Cont.)

"Jasper Place, in the Province of Alberta, concerning all measures of benefit to taxpayers in the said Town of Jasper Place as follows:-

a. That taxes now assessed by the Town of Jasper Place may be reduced, especially should Public and Separate Schools benefit through such amalgamation.

b. That rates on water supply now being used through the water system being installed in the Town of Jasper Place, be reduced to those now pertaining in the City of Edmonton.

c. That electric power rates, and other utilities rates, be charged on the same basis as those now existing in the City of Edmonton.

d. That the present transportation system, in the Town of Jasper Place has proven satisfactory, and this organization would recommend a similar or improved system under amalgamation plans now being contemplated, at the same fare charge as those now existing in the City of Edmonton.

e. That the Town of Jasper Place is in great need of sidewalks, therefore, should the City of Edmonton contemplate such improvements this organization would support the proposed amalgamation.

f. This organization recommends that, should amalgamation of the Town of Jasper

A (Cont.)

"Place with the City of Edmonton be consummated, that taxpayers of the said Town nominate and elect local citizen representatives bein thoroughly conversant with local needs and improvements.

THIS BRIEF IS, therefore, respectfully tendered to The Royal Commission, duly appointed by the Province of Alberta, when considering proposed plans for amalgamation of the Town of Jasper Place with the City of Edmonton, both of the Province of Alberta.

Signed this 4th day of October, A.D. 1954, by duly elected officials of the Jasper Place Taxpayers Association."

Thank you.

THE CHAIRMAN: The Chairman's name is not given, are you not the Chairman?

A I am the Chairman, sir, vice-Chairman Marie Freisor.

THE CHAIRMAN: Thank you, Mr. Garside.

MR. GARSIDE CROSS-EXAMINES THE WITNESS:

Q Mr. Schryver, how long have you been a resident of Jasper Place?

A Since July 1950, sir.

Q And how long have you lived in the neighborhood of the City of Edmonton?

A Since October 1916.

Q Where do you live in Jasper Place, what is your address there?

A 9236 - 154th Street.

Q How far is that located from any improvements or tell us the condition of the improvements around your house?

A Oh, I'm two blocks east of a well paved road, four blocks from a bus on a not too good gravelled road.

Q And what is the type of house you have there?

A I have a twenty-four by sixteen stucco house.

Q When was it built?

A It was built, well, I moved in on the 21st of April this year and at that time --

Q How many rooms has it?

A A new building. Four rooms, bathroom, bath space.

Q Will you tell us how the taxes are distributed on that house and what --

A Well, my last tax notice complete was $155.97.

Q How was that made up?

A $5.00 was for garbage removal, $24.00 for municipal taxes, $116.97 for school.

Q Well, what type of improvements have you around the house, sewer, water, drainage?

A No, we haven't got sewer and water.

Q No sewer and water?

A No.

Q What about your drainage?

A The drainage is, to say the least, very poor.

Q What would you say about the general conditions of the roads around your house?

A The general condition of the roads, well, there was no roads when it is wet at all, you couldn't,

A (Cont.) there is not a road --

Q You say you have lived in Edmonton since 1916?

A That is right, sir.

Q And you were in Edmonton when oil and gas was discovered?

A I was.

Q What do you say as to the effect of the discovery of oil and gas and the petro-chemical industry has had on the financing of Jasper Place and Edmonton and Beverly?

A Well, it has brought considerable to the wealth of one district as a whole, that is at least the province and it is also contributed to the housing situation adversely, I would think there is lots of people coming in there, there is houses must be built at the time and it doesn't seem like utilities and other things can keep pace with them, especially in the outlying areas.

Q What about schools?

A And the schools the same thing too, there must be schools built for those children and apparently there is money got to be found some place for that and we just haven't the money, apparently it doesn't seem like it can be derived from local taxation.

Q And the extension of sewer and water systems?

A We have a sewer and water system started in Jasper Place and this is, it is under the second stage right now, I was hoping that I would be under the third stage, apparently I am not going to be

A (Cont.) so.

Q I understand that the gas and oil wells around here, that we are mainly concerned, as far as I am concerned at the moment is Calmar, Leduc and the Redwater fields and would you say that has brought great wealth to the Province of Alberta?

A I would definitely say so, yes sir.

Q A large income in connection with the royalties from them?

A That is right.

Q What have you to say as to whether or not the Government should make a special, say allowance, to the communities of this area which have been under that burden, an unusual burden caused by those conditions?

A I definitely think they should make a very, a lot bigger contribution than they have made up to now.

Q They may contribute, do you think they should treat this area as a special case?

A I think so.

THE CHAIRMAN: Before any other questions, I am sorry, I neglected to receive this brief and have it properly numbered, it was my fault. This will be 64E, Mr. McGruther, the brief of the Executive Committee of the Taxpayers Association of the Town of West, The Town of Jasper Place.

BRIEF OF EXECUTIVE COMMITTEE OF THE TAXPAYERS ASSOCIATION OF TOWN OF JASPER PLACE IS ENTERED AND MARKED EXHIBIT 64E.

THE CHAIRMAN: You may proceed, had you any questions, Mr. Moffat.

MR. MOFFAT CROSS-EXAMINES THE WITNESS:

Q Well, I had one but I was going to wait and see if Mr. McKenzie would ask it and then if he doesn't I would make sure we cleared this one point.

MR. McKENZIE: I think perhaps Mr. Moffat better go ahead.

MR. DAVIES: I wonder, before we go on, if this gentleman could give us on the record the assessment of his house, I don't remember if he was asked that question.

Q MR. MOFFAT: He was asked the total tax.

A I am not just sure, I believe it is $2780.00, there has been some slight difference of $30.00 reduction in the last little while.

Q That is your 1954 tax bill?

A That is right, sir.

Q You would think that is approximately correct, Mr. Broadstock?

MR. BROADSTOCK: Yes sir, thirty dollar reduction in assessment on account of --

MR. DAVIES: Is That a single lot property or two lots?

A Single lot.

MR. DAVIES: What is the size of the lot?

A 50 by 150.

MR. ROBISON: The survey shows all 50 foot lots out there?

A Well, as, no, I don't believe they do in all cases,

A (Cont.) I know of one or two that is short of 50 feet.

MR. ROBISON: What have you to say about the assessment in Jasper Place?

A Well, I think it is very much too high.

MR. ROBISON: Why?

A Well, now as to why I couldn't say but my idea as to why is that they need more money and can't get it from any other source.

MR. ROBISON: Well, that is an answer.

MR. HAYES: A proper answer.

A Thank you.

MR. ROBISON: I like the way you have given your evidence,

A Thank you very much.

MR. ROBISON: At least you have answered the questions.

MR. HAYES: I congratulate you on answering one question which has been asked a good many times.

A Which one is that?

MR. HAYES: The one about the affect of the impact of oil and all the rest of it.

A My goodness, that is the easiest one I have had to answer yet.

THE CHAIRMAN: It has been very difficult up to now to find anybody who would commit himself. Mr. Moffat, were you asking another question?

Q MR. MOFFAT: Yes, on page 2 of your brief the very first point covered was "The Taxpayers of the Town nominate and elect local citizen representatives being thoroughly conversant with local needs and improvements." I

Q (Cont.) wonder if you could elaborate a little on just what you mean by that?

A Well, the only thing I can say on that, what I actually mean on that is that I would like to see Jasper Place represented in some form.

Q This is not a suggestion that there should be a separate council for Jasper Place?

A No, definitely not.

Q Is it the suggestion that Jasper Place should be a ward separate from the rest of the city?

A No sir.

Q Is it, is the thought then that Jasper Place should be treated just the same way, for example, as one of the areas in the south side of the city?

A Well, for instance South Edmonton, yes, that is an elected representative, that is to be assured a representative elected by the city at large.

Q Well, that was the point I was trying to clarify, how do you want to get that assurance? Have you anything specific in mind there?

A Not being too conversant with the rules and regulations concerning town and village acts, city Acts I couldn't say but I just know that I feel myself, that I feel that the taxpayers Association has given me authority to come up here on this, I feel their idea is to make sure that they have a representative in Jasper Place to come up and represent their views, and express their views to the city.

Q Would you oppose a suggestion that Jasper Place be,

Q (Cont.) all the citizens of Jasper Place should have a vote on all members of the City Council and that all voters in other parts of the city should have a vote on who would be elected from the Jasper Place area?

A Well, more or less, yes, I still maintain that as long as Jasper Place has their own elected representative I would be satisfied.

Q But not necessarily elected by the people of Jasper Place --

A Not necessarily, a vote at large.

Q A vote at large?

A Yes.

THE CHAIRMAN: This is somewhat similar to the arrangement that was entered into when Strathcona came in to the city.

A Yes, that is quite right, sir.

THE CHAIRMAN: Mr. Birtle was a little more generous this morning, he said, you heard him, that he would be content to have the representative on the city council on a large council, or at least the enlarged area elected at large without any restrictions but you wish to have a restriction, which pertains still, as far as the South Side is concerned, extended to Jasper Place voters, you would be happy to come in?

A That is right, that is right, sir, have it regardless of whether a man is put up in Jasper Place for election and as he got the smallest vote on the whole list to be still elected.

Q You don't expect that?

A I hope not.

MR. ROBISON: How many members have you in your taxpayers Association?

A The whole population of Jasper Place is potential members because we haven't a membership fee, anybody that comes there and wants to express his views is quite welcome to do so and then we pass the hat and take up a collection.

MR. ROBISON: What is the, have you got a constitution or a --

A Yes, we have a constitution but I just haven't gotten around to reading it, I am too busy.

MR. DAVIES: You mean recently, I suppose?

A Recently, that is what I mean, yes, I have read it when I first got elected to office.

MR. ROBISON: The representatives, that is my point, how representative is this organization as far as this brief ran, does this represent the considered opinion of all the taxpayers?

A Well, there is, the ones that made out this brief, there is an executive committee of twelve.

MR. ROBISON: Did they refer to the membership?

A They were all present except two on this.

MR. ROBISON: Was that referred to the membership at large in any manner?

A No, we didn't have time, sir, to do that.

MR. ROBISON: In other words this is the opinion of ten people, taxpayers out there?

A Yes.

MR. ROBISON: Thank you.

MR. DAVIES: At the meeting that elected those twelve executives, how many were at that meeting?

A I don't know, it was pretty full, the room was pretty full.

MR. DAVIES: Might there have been a hundred and fifty?

A Oh, somewhat less than that, Mayor Stone could perhaps tell you, he was present at the meeting.

MR. DAVIES: So the executive of twelve were elected, perhaps by one hundred and ten taxpayers and then ten out of the twelve executive put their okay on this brief, is that it?

A That is right, sir.

MR. ROBISON: How many taxpayers are out there, Mr. Schryver?

A Somewhat better than two thousand, sir, the last report I heard, that is not official because I don't know --

THE CHAIRMAN: Perhaps Mr. Broadstock will have that information, is that approximately correct, Mr. Broadstock?

MR. BROADSTOCK: 4,872 tax properties, sir, and approximately 4,300 taxpayers.

A I stand corrected, Mr. Chairman.

THE CHAIRMAN: Yes.

MR. DAVIES: Is the percentage of home ownership in Jasper Place fairly high?

A I would say it is, sir, pardon me.

MR. DAVIES: Well, for example, would 50% of residential property in Jasper Place be rented or is that too

MR. DAVIES: (Cont.) high a percentage?

A I think that is too high, sir.

MR. BROADSTOCK: Actually when the census was taken in April of this year 78.3% of the homes were occupied by owners.

MR. DAVIES: The owners' houses, June 1954 census?

MR. BROADSTOCK: Yes.

MR. DAVIES: That was the census conducted by the town?

MR. BROADSTOCK: Yes.

THE CHAIRMAN: Doctor Mayo.

DOCTOR MAYO: Yes, only one small question. Although the number of taxpayers at this meeting was comparatively small and this brief was drafted by a still smaller executive or presentation here you still might be able to tell us whether you think this represents the opinions of the majority of the taxpayers in --

A I think it does, sir.

DOCTOR MAYO: -- Jasper Place.

A I think it does, very much so.

DOCTOR MAYO: You think it does.

THE CHAIRMAN: Is there no other questions? Yes, Mr. Hayes.

MR. HAYES: I would like to ask, your own particular assessment, you think it is high in comparison with the Edmonton assessment on similar homes?

A Well, I Haven't given any --

MR HAYES: What are you comparing it with?

A I am just comparing it with my own mind to what I receive in wages and what my cost, the living costs

DAVIES: (Cont.) [illegible]

I think that is too much, sir.

BROADSTOCK: Actually when the owners [illegible] taken in April of this year 78.3% [illegible] the homes we occupied by owners.

MR. DAVIES: The [illegible]

BROADSTOCK: [illegible] so.

MR. DAVI[illegible]: That we [illegible] serious [illegible]

MR. BROADSTOCK: Yes.

THE CHAIRMAN: Doctor Mayo.

DOCTOR MAYO: [illegible], only one [illegible]

Although the [illegible]

was compared [illegible]

defined by a still [illegible] prospect

more you still might [illegible] able to tell is what

you think this [illegible] is the [illegible] the

majority [illegible] the taxpayer in [illegible]

I think it does. [illegible]

DOCTOR MAYO: [illegible] Jasper Place.

A. I think it does, very much so.

DOCTOR MAYO: You think it does.

THE CHAIRMAN: Is there no other questions?

Yes, Mr. Hayes.

I would like to ask, your own particular

[illegible] you [illegible]

A (Cont.) me, how hard it is for me to dig out that two bucks to pay down to the town hall.

THE CHAIRMAN: I am very grateful indeed, to you for coming and being so frank with us, thank you very much.

A Thank you very much, sir, if I could be of any further assistance I am quite available.

THE CHAIRMAN: Thank you.

(The witness retires.)

THE CHAIRMAN: I think this completes any submissions that we have received from public bodies. We have an individual submission from Mr. Thomas Housley. Is Mr. Housley present, Mr. Housley, you have a copy of your brief and will you come forward, please.

THOMAS HOUSLEY, having first been duly sworn, testified as follows:

THE CHAIRMAN: Go ahead, Mr. Housley.

A "ROYAL COMMISSION OF METROPOLITAN DEVELOPMENT

Gentlemen:

Boundaries of Cities planned before the advent of Water transfer are often inadequate today.

Where utilities and streets are suitable for extension, expansion to the full limits of such services is good. Above this point Satellite Towns may be best.

But in this district the short distance from the Towns of Fort Saskatchewan, Devon and Leduc..."

I might add Fort Saskatchewan and Stony, Prince Albert,

A (Cont.) I think Prince Albert, although Prince Albert is in a somewhat different category, in my opinion.

THE CHAIRMAN: You mean St. Albert?

A St. Albert.

".. and having in mind the need of a green belt for Dairy and Truck farming as well as fresh air around Cities. I have a doubt if any Satellite towns are in order for a long time as all these towns are a long way from their maximum capacity.

Development should always be for the benefit of people rather than land owners, promoters and speculators.

To this end I recommend that land needed for development be taken over by a planning commission at assessment value, plus compensation for improvements and dislocation of business.

Land services for Homes, Business and Industry then sold to cover cost. Thus cities would be saved from the large debts they incur in servicing land, services that at times are never used but have to be paid for by the public."

THE CHAIRMAN: Thank you Mr. Housley, we will receive that, please.

A Hmm.

THE CHAIRMAN: I am sorry, were you going to make a supplementary statement?

A Pardon?

THE CHAIRMAN: Were you going to make a supplementary statement?

A Well, I might make a supplementary statement with regard to the last part of my brief, with regards to the development for the benefit of land. I note that in, perhaps there might be, it might be that in the town Act for Drayton Valley that the Bill entered into the House states that any agreement entered into the Act may make provision for the price of lots, cost of lots and disposition of the same. So that my recommendation with regard to land is not so very far away from what is already in an Act with regard to the towns in Alberta. My reason for this is that my experience in Edmonton and Alberta has been that there is nothing more detrimental than pyramiding of price, the run away price on land, it leads to a boom and then we have a bust, it also leads to what has been spoken of here, with regard to Jasper Place and Beverly. In the last boom, 1910, '12 lots in Edmonton were so out of line, up to two, three thousand dollars each for a home site that land owners, outside in Jasper Place, had a chance to make money so they divided their lots and sold them for, maybe say two or three hundred dollars each. People went out there for a cheap lot and then found themselves in the same position as they are in today. After the boom had passed, why, lots was cheaper in the city, they was left out

A (Cont.) there with a lot, no services whereas we was in a very much better position in the city because we at least had services and our taxes, as has been pointed out this afternoon and I think was pointed out before have been generally less in Edmonton, plus services, than they have been in either Jasper Place or Beverly without it so that some measure, I think, should be brought in where this fly away, shall I call it, would be stopped and I myself would have been far better off finanically if I had never been through the 1910-1912 boom although at that time I owned some, let me see, I owned 40 acres which came into the city, I owned two and a half acres, well, that came into the city too, several lots inside the city. When the boom had all ended I found myself with more lots that I can own. The city has got about eight acres of land and two lots which I had bought for and clear title to, there is the position of affairs, and a lot more beside myself and I don't want to see this thing go on, go on, go on with the result that we have again a repetition of what we had before.

THE CHAIRMAN: Thank you, Mr. McGruther, this will be 65E.

BRIEF SUBMITTED BY T. HOUSLEY
IS ENTERED AND MARKED EXHIBIT 65E.

A As a result, if I might say, it might not be asked for and if in cross-examination of me, they might let me off, seeing I am an old farmer and don't know

A (Cont.) much about this cross-examination business. Anyway, just as an example, if all the taxes were paid in Edmonton as compared with these outside areas, I have here a lot, Lot 32, Block 18, King Edward Park land 5936S and on this block there was a four room cottage, it was supplied with water, it was one block from the street car and the taxes in 1946 were $17.63.

THE CHAIRMAN: In what year?

A 1946, $17.63 a four room cottage.

THE CHAIRMAN: Have you an any more recent --

A Pardon?

THE CHAIRMAN: An any more recent tax bill for that property?

A Well, the taxes would be higher now because the street has been gravelled and curbed, sidewalk and there is sewer there, and this very property recently sold for $4300.00, the same house exactly as it was before with the exception that a five hundred dollars had been spent on it in putting in sewer.

THE CHAIRMAN: Yes.

A And the gas.

THE CHAIRMAN: But you haven't any tax bill for it?

A I beg your pardon?

THE CHAIRMAN: You haven't any tax bill for it?

A Not at the present time.

THE CHAIRMAN: No.

A Because the land has been sold, I don't own it at the present time.

THE CHAIRMAN: Would you think that the tax would not be greatly in excess of what you have quoted?

A Oh, not such a great lot.

THE CHAIRMAN: An estimate.

A Well, I would judge it would be thirty, forty dollars at the present time. The assessor, if he was here, would soon tell you what the present tax was. I have here another, I have one here from Edmonton, Lot 19, 20, Block 5, Groat Park 5320 AN, $19.05. This was also a good four room cottage on two lots, you could call it a full basement but it was half a mile from the school and approximately a mile from the street car but a nice residential cottage with, there was a gravelled road leading to it so that taxes in Edmonton are not so, not so excessive in comparison with, my friend which just spoke before me, with regard to Jasper Place. My own taxation at the present time amounts to, let us see now $217.81.

THE CHAIRMAN: On what?

A On my own home at the present time.

THE CHAIRMAN: Yes, describe the home?

A Well, I have two lots, two 33 foot lots, fully modern home, of course, and we had sewer, water, gas, paved streets --

THE CHAIRMAN: How many rooms?

A Three bedrooms, living room,kitchen and bathroom and sun porch.

MR. DAVIES: Where is it, how old is it?

A 11122 - 68th Street.

MR. DAVIES: How old is it?

A Built in 1939, '38 and '39. We have a gravelled lane and asphalt surfaces on the road as well as the boulevard and everything we can get for a good comfortable home.

THE CHAIRMAN: Thank you.

MR. GARSIDE CROSS-EXAMINES THE WITNESS:

Q Mr. Housley, as I understand your brief you want to see that the area here is planned in an orderly manner, is that right?

A That the area is incorporated --

Q The planning, planning, that the area is planned, p-l-a-n-n-e-d, that's the area is planned in an orderly manner?

A Yes, well I think it, I didn't mention in my brief but it seems logical to me that the old area of Jasper Place, Beverly and the area of the, to the east in particular be planned as one unit. There was another idea came to my mind but I don't think it is a really good one, that if we are so anxious to have more cities or towns around here we would divide it down 50 Street , let Beverly be the nucleus for the new town with the area east of it, including the chemical plants and the projected, what shall I say, professor, a gentlemen I know very well, called it a parasite town. Anyway we'll call it Campbellton, we might make another town of

A (Cont.) the whole thing there, but certainly to have another Jasper Place outside to the east I don't think is good at all. As for, while I have the greatest respect for the people I think they have done wonderfully well in Strathcona but it never seems to me that a municipal council is geared up to looking after the business of a city, it would seem that we have elementary schools, high schools and universities, it would seem very foolish to incorporate the whole thing in one school and incorporate towns and municipal districts and the city all in one, would seem absolutely ridiculous.

Q You have, you are not objecting to the application or the proposal of the city of Edmonton, are you?

A Yes.

Q You are objecting?

A Well, no, I am approving that.

Q Approving that?

A Certainly.

THE CHAIRMAN: I think that will be all, Mr. Housley, there seems to be no other questions, thank you very much.

(The witness retires.)

THE CHAIRMAN: Mr. McGruther, what was said to Mr. MacDonald, the city assessor.

MR. McGRUTHER: To-morrow morning.

THE CHAIRMAN: To-morrow morning, then Mr. Cook, it seems to me, if you came back this afternoon in the expectation that perhaps the assessors

THE CHAIRMAN: (Cont.) would be needed this afternoon that we are in the position to say to you now that we will proceed to-morrow morning at ten o'clock with the evidence of the assessors. This afternoon we'll spend the rest of the time with the planners. Now, that doesn't mean you have to go away but that merely means to relieve you of what I have more or less told you at noon, that you had better be here.

MR. COOK: We were very happy with that, I went and phoned to have some papers brought over that I didn't bring and I would much rather have to-morrow.

THE CHAIRMAN: Yes, to-morrow morning, very good. Now, we have invited Mr. Lash of the Government Services and Mr. Gertler to return and also Mr. Dant from the city Planning Department. Our thought in calling Mr. Lash was to have him read the memorandum which he presented to us the other day and give us the opportunity to ask him a few questions based on that memorandum and then proceed with, one of the others, perhaps the logical man would be the District Planning Commission and then finish up with Mr. Dant of the city planning. I wonder if Mr. Lash would come forward now.

HARRY LASH, having first been duly sworn, testified as follows:

THE CHAIRMAN: Mr. Lash, before, you had a copy of that, Mr. McCruther, can you furnish Mr. Lash with a copy of his own memorandum.

A Thank you very much.

THE CHAIRMAN: This was entered earlier as 18E when first presented and now will be read for the information of the members of the Commission and others who may wish to ask questions.

A Mr. Chairman, Members of the Commission, this is a memorandum concerning subdivisions, cancellations of subdivisions at the control of highway development for the information of the Royal Commission on Metropolitan Areas.

"1. Definition of Subdivision - 'Subdivision' is defined in the Town and Rural Planning Act, 1953. It means, 'an area of land which has been divided into two or more parcels either by plan or by description or otherwise.'

In this connection 'parcel' means a parcel of land that is registered in the Land Titles Office and is the subject of a separate certificate of title.

To subdivide, or to make or create a subdivision, therefore means to divide a parcel, which is the subject of a separate certificate of title, into two or more parcels which will be the subject of separate certificates of title. It does not matter whether the division is made by a plan, a description, or by other means. These other means might be such as a long term lease, an option to buy a certain portion of a parcel, etc.

A (Cont.)

"2. Authority for Controlling the Subdivision of Land - The authority for the control of subdivisions of land is contained in Sections 7, 9 and 25 of The Town and Rural Planning Act, 1953, and Section 6 of the Surveys and Expropriation Act. There are also references to subdivisions in the Land Titles Act and in the City Act."

There are authorities, but I think those are the prime ones.

Now, what subdivisions are controlled. First of all:

" (a) Any subdivision which is made by a plan of subdivision as defined in the Land Titles Act.

(b) Any subdivision, no matter what the area of the parcels created, when the land is situated within,

(i) a District Planning area,

(ii) a municipality in which there is a general plan, Interim Development Order or Zoning By-law in force under The Town and Rural Planning Act, 1953."

Subdivisions are also controlled

" (c) Any subdivision when the parcel of land is to contain less than 5 acres and either adjoins

A (Cont.)

" (i) a main highway established pursuant to the Public Highways Act, or

(ii) is situated within the boundaries of a City, Town or Village, or within two miles of a City or one mile of a Town, Village or Hamlet."

Now, the effect of these positions in the Calgary,

" In the Calgary and Edmonton metropolitan areas the effect of the provisions above outlined is to control every subdivision of land."

within those areas and within in fact the planning division.

"4. <u>How the Control is exercised</u> - The control of subdivisions is exercised under two sets of regulations;"

First,

(a) <u>The Subdivision Regulations</u> - made under the authority of the Surveys and Expropriation Act and The Town and Rural Planning Act, and

(b) <u>The Town and Rural Planning (Transfer) Regulations</u> - made under the authority of the Town and Rural Planning Act, 1953."

Amended in 1954.

" The first mentioned regulations are applied when the subdivision is made by means of a plan of survey of any kind. The second mentioned regulations are applied when the subdivision

A (Cont.)

"is made by description. The provisions of both regulations are identical except insofar as the procedure followed in gaining approval of a proposed subdivision is concerned.

In the Calgary and Edmonton areas, the Edmonton and Calgary District Planning Commissions and the Technical Planning Boards of the Cities have been designated ' approving authorities' for the purposes of the above regulations. In each case, the Technical Planning Board exercises its authority within the remainder of the planning district.

The above bodies have the authority to approve of a proposed subdivision, subject or not to conditions, provided the proposals conform with the requirements of the regulations, or to refuse an application because it does not conform with the regulations.

An appeal may be taken to the Provincial Planning Advisory Board from the decisions of these approving authorities by the person applying for the subdivision. The Provincial Planning Advisory Board may also waive any particular provision of the regulations with or without the recommendation of the approving authority. The waiver does not, however, apply to the provisions of the regulations with which the Director of Surveys is particularly concerned; namely, subdivisions adjacent to highways and subdivisions involving the

A (Cont.)

"provision of a reservation of land for public purposes.

A person wishing to subdivide land in the Calgary and Edmonton areas, who wishes to do so by means of a plan of subdivision or survey, will have his surveyor make an application to the appropriate approving authority on the approved application form. The application is then considered and a decision given. The surveyor then proceeds with the survey and prepares the final plans. The approving authority must then approve the final plans if they are in accordance with an approved application. These plans are forwarded to the Director of Town and Rural Planning to be approved on behalf of the Board; they are then forwarded to the Director of Surveys for his approval, and in turn forwarded to the Land Titles Office for registration.

When a person wishes to subdivide land by description, he or his solicitor will submit the transfer, lease, caveat or other document to the approving authority who will either approve or disapprove of it. If it is approved, it may be registered immediately thereafter at the Land Titles Office, subject however to the right of the Registrar to refuse an improper description or to require a plan of survey to be made.

A (Cont.)

"5. Relation between Subdivision Control and Municipal Planning - Most of the provisions of the Subdivision Regulations are concerned with rules for the laying out of subdivisions and with the suitability of land for the purpose for which it is intended to be subdivided. The Royal Commission, however, will perhaps be concerned not so much with such rules as with the controls which may prohibit subdivisions and prevent the extension of the urban area into various parts of the Calgary and Edmonton districts.

There is one provision of the regulations which is of importance in this connection and that is as follows:-

'Land which lies within or adjacent to an area for which a general plan, development scheme or zoning by-law is being prepared by a municipal authority or is already in effect shall only be subdivided in conformity with the provisions of such general plan, development scheme, or zoning by-law, or with a logical extension of the provisions of the plan, scheme or by-law'.

A zoning by-law or a general plan may contain provisions limiting subdivisions. It is a common provision in zoning by-laws for an Agricultural District or a Green Belt

A (Cont.)

"District to be established, in which district the land is prohibited from being subdivided into parcels of less than, say, 20 acres. Authority for this kind of provision to be included in a zoning by-law is contained in Section 81 (1)(d) of The Town and Rural Planning Act, 1953.

The Edmonton and Calgary District Planning Commissions, in controlling the spread of subdivisions into farm lands, must rely on the existence of such provisions in the general plans or zoning by-laws of the municipalities comprising the Commission. If an individual municipality does not wish to conform in this respect with the general plan for the whole district which may have been recommended by the District Planning Commission, the Planning Commission cannot do other than approve of any proposal to subdivide. In other words, the control of the spread of subdivisions into rural areas depends entirely on the willingness of the individual municipality to control or prevent this spread.

CANCELLATIONS OF SUBDIVISIONS

An existing subdivision may be cancelled by order of the Board of Public Utility Commissioners under the appropriate provisions of the Public Utilities Act. Applications are made directly to the Board of Public Utility

A (Cont.)

"Commissioners who will, however, usually require these applications to be approved by the planning authority, by the municipal council, by the Director of Surveys and by Alberta Government Telephones.

The planning authorities usually examine these applications from the point of view of whether by the cancellation a situation would be created that would be contrary to the provisions of the Subdivision Regulations. It is some times found, for instance, that a cancellation of one plan might eliminate legal access to another plan by reason of the disappearance of the public streets in the cancelled plan.

RESTRICTIONS IMPOSED ON HIGHWAYS AS TO BUILDING AND AS TO ACCESS

(a) Municipal Restrictions - A municipality may zone the land adjacent to a highway just as it may zone any other land within the municipality. In practise, special zones adjacent to highways are often established which set out certain commercial areas and limit the use within those areas to types of businesses which may serve the travelling public or depend upon a location on the highway for their business.

A municipality does not by such a measure limit the number of businesses

A (Cont.)

"which may have access to the highway except in so far as the actual area of land zoned for these purposes places a limit on the number of businesses that can be accommodated.

Although some municipalities have provisions in their by-laws whereby highway businesses must be grouped and use a common access to the highway by a service road, it is not certain that such a provision can be enforced.

(b) Department of Highways Restrictions - The Minister of Highways is, under the Public Highways Act, empowered to make regulations concerning development adjacent to highways. The regulations which have been made require a permit to be obtained from the Department of Highways by anyone wishing to build or erect premises or gain access to any numbered highway of the Province when the buildings are to be erected within 1000 feet of the centre line of the highway. The regulations do not stipulate the conditions under which such a permit will be given - they leave the issuance of a permit to the discretion of the Minister.

The Act permits regulations to be made prohibiting access entirely to any highway, limiting the number or kind of premises that will be granted access to the highway and

A (Cont.)

"stipulating that access will only be granted at certain points.

In practise, the Department of Highway has so far concerned itself with the engineering aspects of highway access. That is, they do not take into consideration what kind of business is to be erected or how many of such businesses there may be, or whether the land is suitable for the erection of the business of the kind proposed, or whether a group of businesses are to have access by means of a service road or individually direct to the highway. They do take into consideration the construction of the access ways, their width, and their effect on highway drainage. They also, in practise, prohibit any access within 500 feet of an intersection of any road with the highway, or within 500 feet of the beginning of a curve on the highway. They also require that any structure not to be erected closer than 66 feet to the edge of the right-of-way or fence line.

By mutual understanding between the municipalities and the Department of Highways, the Department will not usually issue a permit for development adjacent to a highway unless the applicant also obtains the approval of the District Planning Commission and a permit from the Municipality."

A (Cont.) Under their appropriate by-law.

I might add some references here, particularly in this highway business, the Act concerning the Department of Highways is Chapter 93 of 1953, an amendment to the Public Highways Act and the regulations made thereunder were gazetted on August the 31st, 1953 and order in council 1093 of 1953, I believe that my brief is in error in that I said the figure of a thousand feet from the centre line of the highway, it is actually two thousand feet under these regulations. They require a permit to be obtained when the buildings are to be erected within a thousand, that should actually be two thousand on the reference directly to the regulations.

THE CHAIRMAN: Thank you, Mr. Lash, Mr. McKenzie.

MR. McKENZIE EXAMINES THE WITNESS:

Q Your brief has very clearly outlined, Mr. Lash, the relative positions of these various planning functions and I wonder if you would tell us what your official title is?

A I am the Director of Town and Rural Planning.

Q And what relationship do you have to the Provincial Planning Advisory Board?

A I am the executive member of the Provincial Planning and Advisory Board.

Q Now, the functions, your function as a director of the Town and Rural Planning, in relation to subdivisions, involves simply the approval of those subdivisions on a more or less technical basis, that

Q (Cont.) is if it complies with certain technical requirements you approve them, generally speaking, without too many considerations of the planning?

A That is correct.

Q What other functions does your, comes under your jurisdiction?

A With respect generally, all functions?

Q Yes.

A We administer the Town and Rural Planning Act. This means, that we approve of by-laws that are made thereunder by any local authority, recommend them for the Minister's approval and we, the Provincial Board hears appeals from decisions of local authorities on subdivisions, zoning, interim development decisions and all the correspondence and so on dealing with those appeals and disposition of them, after they have been dealt with by the Board it is handled by our office. In addition to these functions we carry out a great many advisory functions, we will give technical planning services, at little or not cost to the towns or any municipality which does not have the opportunity of joining the District Planning Commission and which is not, more or less in excess of five thousand in population.

Q I see.

A In this way we prepare general plans, zoning by-laws, we draw up, draft by-laws and so on.

Q And in case of some special municipalities you actually plan them, I have in mind the oil

Q (Cont.) development --

A At Drayton Valley?

Q Yes.

A Well, we have been responsible there for the planning and the administration insofar as the planning is concerned in Drayton Valley.

Q Now, going back to page 3 of your brief, the second paragraph which says,

> "If an individual municipality, within a planning commission or within an area where a planning commission may have been established, does it wish to conform with the general planning for the whole district which may have been recommended by the District Planning Commission the planning commission cannot do other than approve of any proposal to subdivide."

In other words the control and spread of subdivisions into rural areas depends entirely on the willingness of the individual municipality to control or prevent this spread. Now, yesterday, when I don't believe you were here, Mr. Hawkins of the M.D. of Strathcona gave us a fairly lengthy list of new subdivisions in the M.D. of Strathcona and would the remarks in this paragraph mean that those subdivisions, if desired by Strathcona and the individual residents could be and would be put through without the approval of the District Planning Commission in the Edmonton area.

A You mean at the present time?

Q Yes.

A The District Commission has no function as far as Strathcona is concerned at the present time.

Q So that the subdivisions mentioned by Mr. Hawkins, to the extent that they are subsequent to the discontinuance of Strathcona's membership in the Commission, would not have been submitted to the Edmonton District Planning Commission?

A That is right.

Q And they might, or might not confirm to the general plan which was at one time recommended?

A That is right.

Q Now, on page 1 of your brief at the end of Section 3, what do you mean by the words in Calgary and Edmonton Metropolitan areas the effect of the above provisions or the provisions above outlined is to control every subdivision of land, were you meaning merely from the technical standpoint or from the planning standpoint?

A No, I meant that as simply, the above is a little bit complicated but the governing provisions, as far as, here you see I have outlined all subdivisions wherever they occur within the province, which ones are controlled. Now, any subdivision, no matter what the area of the parcel created, when the land is situated within a district planning area, any subdivision, which means that every subdivision within the district planning area is controlled, in contrast to the parts of the province which are not within planning or district planning areas, in more remote

A (Cont.) areas. They may not all be controlled, if the parcel to be created is greater than five acres it is not controlled, if it is, if it is less than five acres but does not adjoin a highway and is not within a mile of a hamlet or village it is not controlled, in other words no approval by the Provincial Board is required to be placed on that subdivision. However, you also have to remember that any subdivision which is made by a plan of subdivision, no matter where it occurs is controlled so that if a man wants to, two miles from nowhere, to create three lots if he does that by description he would require no approval but if he does it by plan of subdivision he has to go through the Provincial Planning Advisory Board.

Q So that in the case of subdivisions created in the municipal district of Strathcona, by way of illustration, which is created by a plan of subdivision it would be approved by your Department although not by the Edmonton District Planning Commission.

A It would come under our office's jurisdiction, yes.

Q Yes, and in looking at that plan you would have regard primarily to whether it complied with the technical requirements of a plan of subdivision?

A Well, there is one provision in the regulations which we have been instructed to apply by the Board, which is not of a technical nature and that is this: that the, section 20, the Board before approving any application to subdivide

A (Cont.) may require the approval or comments on the application of Section (b), section (c), in cases where the proposed subdivision lies within two miles of any city, any planning advisory commission or other body charged with the preparation or administration of a general plan or zoning by-law within that city, town or village, they, that provision has now been applied so that any subdivision which is within two miles of the city is being referred to the technical planning board of the city for their comments. We have received, I can't give you the results of any cases but where the comment is adverse as, the same as would be in any other part of the province where this procedure is always followed the matter goes to the Provincial Boards for decision on whether or not it should be approved.

THE CHAIRMAN: Mr. McKenzie, we would like to take the recess, thank you, thank you Mr. Lash. We are reassembling at 3:15, please.

(At this point the Commission was adjourned at 3:08 and reconvened at 3:20.)

THE CHAIRMAN: Mr. McKenzie.

MR. McKENZIE: One of the problems that the Commission is considering, Mr. Lash, is the problem of how to prevent or control the growth of fringe communities, do I understand from your submission here that if one municipality on the border of a metropolitan area doesn't wish to control or

Q (Cont.) prevent subdivision or on the contrary wishes to encourage subdivision there is nothing at the present that would stop the growth of such subdivisions?

A Well, other than the provision which I mentioned that the, that the comments or approval of the adjoining municipality may be required.

Q That is if it is within the two mile limit?

A Yes.

Q Now, I am not interested in getting into particular issues at the moment but Campbellton has received some publicity and is it within the two miles or outside the two mile limit?

A It is outside.

Q So it would not have been referred to the city for their comments?

A No.

Q Now, have there been subdivisions within the two miles recently?

A Yes.

Q And they have been referred to the city, I presume?

A Yes.

Q And what, was there any pattern in the reply of the cities?

A The city has disapproved of the three cases so far.

Q Was there any reason for disapproval expressed?

A The reason expressed is that the subdivision does not conform to a logical extension of the city development plan nor to the general plan for the area which was prepared by the District Planning Commission.

Q And in what municipalities are these three located or are they in different municipalities?

A They are located in the municipal district of Strathcona.

Q And what is the status of those three proposals at the moment?

A They are waiting consideration by the Board.

Q The Provincial Planning Advisory Board?

A Yes.

Q And what is the membership of that Board, in addition to yourself?

A It consists of the Minister, Mr. Gerhart and the Deputy Minister Mr. Judge.

Q And yourself?

A And myself.

Q Now, let us take an illustration outside this two mile limit. Suppose I, as a farmer, decided that my land is in a suitable location for subdivision and that I could profitably subdivide for residences which would have the benefits of the rural aspect and still be close enough to enjoy all the benefits of the city. Now, I would first have it surveyed and what then would happen?

A Well, you would first have a surveyor make an application, which is not the same as having it surveyed.

Q Yes.

A That step comes later, the subdivision would, application would then be filed with my office and it would then be referred to the local authority

A (Cont.) for its comments, that is outside of the two mile limit, you say?

Q Yes, suppose it was located in the M.D. of Strathcona?

A It would referred to Strathcona for their comments and then, on receipt of the comments of the municipal district, the subdivision would then be considered from the point of view of its conformity with the regulations.

Q Now, have there been cases where the municipality of Strathcona has disapproved where the subdivision plan has ultimately been approved?

A There have been such cases, I wouldn't want to say that they were in Strathcona particularly.

Q No, no, I am not suggesting there particularly.

A Oh, yes.

Q It is possible under the regulations for that to happen?

A Oh, yes.

Q That the views of the municipality are considered but they are not binding?

A That is right.

Q And have there been instances the other way where a municipality has recommended and you have ultimately disapproved?

A Yes.

Q Could you give me some idea as to the grounds that you might ultimately disapprove on in such a case?

A Well, most of the cases have been cases where the

(Cont.) For the comments, the [illegible] in our [illegible] the two mile limit, you say?

Yes, suppose it was located [illegible] Stroudsburg?

It would not prod to the [illegible] comment and then, on receipt of the comment [illegible] municipal district, the subdivision [illegible] considered from the point of view [illegible] county with the round [illegible].

Q Now, have there been cases where [illegible] of Stroudsburg has reason [illegible] plan has [illegible] approved [illegible] there have been cases [illegible] that they were in Stroudsburg [illegible] No, no, I do not [illegible] [illegible]

A Oh, yes.

Q It is possible under [illegible] happen?

Oh, yes.

Q That the views of the municipality are considered but they are not binding?

A That is right.

And have there been instances the other way where a municipality has recommended and you have [illegible]

A (Cont.) municipality approves of the subdivision but technically the subdivision does not conform with the regulations.

Q What might be an illustration of an non-conformance?

A Well, we have had a case recently where a village, an application was made in a village for lots of forty feet in width and the minimum requirement under the regulation is 50 feet, the village approved of that application and specifically of the narrow lots but the Board did not.

Q And what would be the sort of illustration that you might give, hypothetical if you wish, where a municipality might disapprove and you might approve?

A A good many cases of that kind have been fringe cases where it is the adjoining municipality.

Q In other words if --

A I might, I could give you a specific example, there are several instances of this example where an application to subdivide is filed and the adjoining municipality states that this would create a fringe that could not be properly controlled and that they would want building restrictions placed on the area but at the same time the application shows that a number of lots in the subdivision are already built on, in such a case it is felt that if there is, there is no point as to whether or not there would be undesirable development on the subdivision since development is already there on such division, is quite often approved.

Q When such developments takes place in advance of, possibly of the subdivision, it means that the owners of the houses are unable to obtain separate title?

A Yes.

Q Now, I suppose some of these cases might be cases where the District Planning Commission, in either Edmonton or Calgary, had recommended against the approval of a particular subdivision, even where the local municipality may have desired it?

A I cannot think of a case of that kind.

Q Now, a city that is getting to the size that Edmonton now is, fringe development, that is just a little further away than two miles away might have a bearing very materially on the city development and planning?

A It might, yes.

Q Have you any views as to the adequacy of your present two mile limit?

A Well, I have not had any case come to my attention where any city objected to a subdivision beyond that, after the fact as it were, and called attention to this question of whether the mile or two miles was adequate or not.

Q The question the Commission has, among other problems facing it, the problem of solving what would be, what means could be taken to effectively control fringe development. Have you any suggestions in this line, from a purely planning standpoint, you, any idea on that?

A I think, I think that I can first point out this question of the two miles, it is not a procedure which is really suited to the major cities and we have, you see, in Edmonton, Calgary, Red Deer and Medicine Hat, District Planning Commissions and it was felt that the approving authority, where any subdivision within that area comes to the attention of this authority which has the responsibility over the whole area which is better than a procedure which is rather complicated, of referring the question to the one municipality.

Q Of --

A Then, you see, this gives a sort of a predominance to the city's view, for instance you have parallel procedure whereby a subdivision, within the city, refers to the rural municipality so that under that particular section you are giving predominance to the urban municipality's view. But, I think that in a metropolitan area there is a metropolitan or regional viewpoint with an approving authority with responsibility over the district, is much better qualified to deal with it.

Q So that so long as the regional planning commission has 100% membership of the surrounding member municipalities this two mile limit is of no significance at all?

A Well, it remains in the regulations and the district commission can, itself, apply that within its area if it wishes and in Edmonton has done so, once.

Q Now, is it fair to say then, from what you have just said, that in your opinion the best method of controlling fringe development around the metropolitan centre is a strong regional planning commission, or strong planning of some sort on a regional basis?

A Yes.

Q Now, are there any other specific recommendations that you could give, for the assistance of the Board, as to how regional planning could be made more effective in the Edmonton and Calgary areas?

A I don't, I don't really feel that I have any suggestions, I think there are, there are a number of considerations which might, I might possibly outline. I have no suggestions that I would care to make on the actual organization but some of the reasons behind the existing system might be of use. In the first place, why were the, why were the district commissions created approving authorities in the first place? I believe it has been raised, I don't know whether before the commission or not as to why, that Strathcona wished to be its own approving authority, the same as the city of Edmonton is its own approving authority. Now, the reason for, one of the chief reasons for granting that approving authority in the way that it was done is because these regulations are technical ones mainly and it is desirable to have local control over subdivisions but only where qualified technical personnel are there to review

A (Cont.) the proposals so that you will find that any organization, any planning body which has been created an approving authority is one which has a technical planning staff of its own.

MR. DAVIES: How many such authorities have you in Alberta now?

A We have three.

MR. DAVIES: Would you mind naming them?

A Calgary -- well, we have, I am sorry, we have five, the City of Calgary, the City of Edmonton, the Technical Planning Boards, the Edmonton District Planning Commission and the Edmonton and the Calgary District Planning Commissions and the Red Deer District Planning Commission, which comprises the city and the municipal district and town of Innisfail. Now, there is a fourth district planning commission at Medicine Hat which was established this spring and if the normal sequence of events is followed in about a year's time it will also become an approving authority for the subdivisions in that area.

Q MR. McKENZIE: Now, just to change to a somewhat different subject for a moment I would like to refer to the type of thing that the highways Department does in relationship to main highways. Now, the regulations that you referred to, made under the Public Highways Act and Order in Council 1093, '53 have named a large number of highways as controlled highways?

A Yes.

Q And on those, in respect of those highways they have made them what is known as limited access highways?

A Right.

Q Could you tell us what limited access highways means in planning terms?

A Well, I can only, there is no standard definition for it. I think that it means a highway along which the number of private accesses directly to the highway is limited quite strictly.

Q That is, if on the fringe of a metropolitan area, where it is natural for drive-in theatres and gas stations, hot dog stands and various others, motels and so forth to spring up the existence of a limited access highway permits some control as to the number of points at which these places may be erected?

A Well, I don't know whether I can answer that directly because it, doesn't it depend on how the number of accesses are regulated? If you mean specifically, specifically here under the present regulations, yes, it does help to control that.

Q And your comments have indicated that the highway department have used it primarily from an engineering standpoint in relation to the highways rather than in relation to town planning or district planning or regional planning?

A Yes.

Q In order to erect a building along a limited access highway you would require a permit from the

Q (Cont.) Minister of Highways?

A Well, that is my understanding, I think testimony on this point should be obtained.

Q From the Highways Department?

A Yes.

Q Well, assuming there was complete compliance with the requirements of the Highway Department you would still require the permission of your Department if a subdivision was involved?

A That is right.

Q Either by description or by plan?

A Yes.

Q And again it would depend on whether the regional planning commission was effective along that particular highway or whether it was within one municipality's jurisdiction who you would refer the question to?

A Yes.

Q I think that is all, Mr. Lash, you have helped us very greatly in understanding the problem.

DOCTOR MAYO EXAMINES THE WITNESS:

Q Mr. Lash, I had the impression that when you were answering just now about the district planning authority that you were going to outline several considerations, one of which was that planning authority must have technical planning staff, now were you about to outline some others?

A Well, I think there is, there are others. One of which is the provision of technical planning

Q (Cont.) Minister of Highways?

A Well, that is my understanding. I think certainly on this one should be contained.

Q From my department.

A Yes.

Q Well, examination was made only as to the requirement of the Highway Department which would call for the presence of a division engineer in the Department.

A That's true.

Q Site by the [illegible]

A Yes.

Q And we are in your hand [illegible] to the [illegible] that [illegible] on a certain use that [illegible] highway. Whether it was within municipal [illegible] would [illegible] the question.

[illegible]

I think that [illegible] we have helped very usefully [illegible] standpoint [illegible]

MOTION TO EXAMINE THE WITNESS

Mr. Lean, I had the impression that when you were speaking at now about the district planning authority that you were going to cut the several [illegible] which was that

A (Cont.) services to constituent municipalities from a local office. As you will no doubt see that, in the District Planning areas at present, the smaller towns are able to get technical planning advice for their own problems, not necessarily of a regional nature or anything at all and have recommendation by-laws and so on to help them as individual municipalities from the planning staffs of the district planning commissions and outside of those areas they can get such services directly from the Provincial office, and similar services. Now, both in theory, and I think our four years of experience with this type of thing have shown us that it is very desirable to have help available locally. We serve, from the Provincial office, places as widely separated as Brooks and Peace River and I think experience indicates that the local municipalities are much better served if they can call on, for help in the immediate areas so that the Provincial Board is most anxious to support the formation of District Commissions wherever possible throughout the Province for this particular purpose.

Q Excuse me, this purpose you are talking about is advisory planning services?

A Advisory Planning services for individual municipalities and I think that should be a consideration in whatever form of regional authority may be recommended, that we don't lose this service over a large part of say the existing, the existing planning districts,

A (Cont.) I just don't know how we would begin to pick up the threads, for instance, if we were suddenly called upon to carry on the four years work that has been done in Fort Saskatchewan, at Stony Plain and that sort of thing.

Q Then, could I put it this way, if some municipality, within the bounda of the district planning commission, if it has been relying upon the planning advice of the District Commission planner and then pulls out of the district planning Commission where do they normally get advice, does it come to you?

A Well, it would come to us, I don't know whether we could give it advice, now, I say we give service but we have managed to do twelve towns and we have twelve more on the list and so anyone who comes along now will possibly have to wait for three years before we could give them any service.

Q Well, let me ask you another different question? You must know a good deal about planning principles and practice elsewhere, Canada and the United States and further afield. Is it in accordance with normal planning practice elsewhere that these district planning Commissions should have more than merely advisory powers? I am trying to, I am trying to get an answer to this question, you can consider this a supplementary if you like. If a municipality withdraws from a district planning Commission, the planning Commission having only advisory powers can do nothing about it and

Q (Cont.) is it not therefore possible to have a municipality disrupting the entire regional planning because of its withdrawal and its desire to go ahead in its own way?

A Oh, yes, I am in this consideration, I was, I am not speaking of whether or not there is a regional plan, you see, it is conceivable that a Commission might decide that there should be a regional planning authority to extend a certain distance around the metropolitan area and such a commission would be established and the existing district commission presumably disbanded and you would have Fort Saskatchewan and others hanging in the air. Now, I am saying that this is something that I think the Commission should keep in mind.

Q Well, I am asking you, as a planner, what the planning practice is nowadays elsewhere?

A Now you want me to talk about the regional planning rather than --

Q I am talking about regional or district, I used the two words synonymously, what is planning practice to give these regional or district boards legal authority, mandatory powers were merely to confine them to advisory roles.

A The question can't be answered in the way you put it but if I can put it that way, there are authorities, whether they are planning or district commissions which have responsibilities for planning over a region, do they generally have mandatory powers?

A (Cont.) Then, in Britain they do, the county planning authorities for a region and in certain European countries, in fact in most European countries they do have mandatory powers and in the United States there is a great mixture of different agencies and so on, some of which are only supervisory but a good many of which are, have mandatory powers.

Q What about the trend down there, is the trend towards giving them mandatory powers?

A Well, I am not aware of a trend in the opposite direction. I mean I don't know whether there is more and more, I haven't come across any instances recently of new ones being created except the Toronto case, where there is a little difference, it is an extension of a city's powers of extra territorial functions but there, certainly I haven't come across any instances of the opposite where the agencies have been established which are purely advisory as a general rule.

Q Would it be fair to say that where a regional planning authority has executive powers that better planning results for the region?

A Yes.

MR. ROBISON: Do you know of any municipality in Canada which has powers, that is any planning commission or body?

A Not over a region.

MR. ROBISON: And you don't know of one?

A Except the one I mentioned of Toronto where the

A (Cont.) metropolitan council extends its planning functions beyond the metropolitan area.

Q DR. MAYO: Yes.

A That is rather a strictly limited sort of thing.

MR. DAVIES: Mr. Lash, I am not sure that I have a proper comprehension of about what you referred to when you say region, now, as we understand it the District Planning Commission in the Edmonton district area has a regional boundary that is roughly, runs north to Vimy, south to Millet, west to the east boundary of Lake Wabamun and east about a similar distance. Now, you aren't suggesting, I take it, from anything you have said that if a regional authority of some kind or nature, similar to or dissimilar to the District Planning Commission as set up, you are not suggesting that that boundary isn't an extensive enough one, are you?

A No, I am not suggesting that it isn't extensive enough but I thought it was a possibility that might be in the mind of the Commission that if you set up an executive regional authority it is no longer necessary, perhaps, to have its boundaries coincide with those municipal boundaries which form its present outlines so you might want to, might think of confining its activities to a smaller area which would have no reference to any place, I am not suggesting they are not big enough.

Q DR. MAYO: Let me put it this way, Mr. Lash, see if we can get an opinion on this. As you know, the metropolitan planning Board in Toronto has authority extending a good deal beyond the bounds of the limits of the constituent municipalities that make up the metropolitan council, in other words the Metropolitan Planning Board there has mandatory powers over an area around the city. Now, do you think that that is a preferable method of controlling metropolitan planning within say five, ten, fifteen miles of a city or some other figure you would like to take, than to have the planning jurisdiction in a district planning commission?

A Than to have it in a district planning commission with some mandatory powers?

Q Yes, oh, yes, both mandatory powers.

A I think the extra territorial idea is not a good one, I would much rather see the other method of district planning commission.

MR. McKENZIE: Would you care to express an opinion on this then, would it be better to extend the boundaries of a city only slightly to meet what is regarded as its foreseeable need and have a commission, a regional planning commission, with executive powers, beyond that or would it be better to extend the city boundaries further still, having your regional board beyond that? What I have in mind, is that fringe areas spring up just beyond the settled limits and is it better for the city to go away out or make a small extension of where

MAYOR: [illegible] I'm [illegible] table were, Mr. [illegible]
if we can get an opinion on this. As [illegible]

[illegible]

of the limits of the constitutionally-[illegible]
that make up the metropolitan council, in [illegible]
where the Metropolitan Planning Board there has
[illegible] over an area around the city. Now,
do you [illegible] that [illegible] preferable [illegible]
[illegible] like [illegible] working with [illegible]
[illegible] other [illegible]
you would like to [illegible] so [illegible] one plan in
the location in a district planning [illegible]
Then to have it in a [illegible] planning commission
with some mayoralty power?
Yes, [illegible] yes, [illegible] powers.
I think [illegible] regional ideas not [illegible]

Mr. MORRIS: Would you care to express an opinion
on this [illegible], would it be better to extend the
boundaries of a city only slightly [illegible] meet what
is regarded as its foreseeable need and have a
[illegible] ation, a regional planning commission, with

MR. McKENZIE: (Cont.) it is provided that in both cases there is a strong regional authority beyond.

A Well, I think the consideration there is from the straight planning point of view that the type of planning that is done in a region beyond the expected area of city growth within the green belt, within the agricultural area and in small towns throughout the region will be considerably different in technique and requires different kinds of people and different experience than does planning for development of the actual city itself. Therefore, I think the planning organization in a city should confine itself to what will be the urban city and there should be a separate organization to deal with any separate problems and interests of an non-urban region or particularly the urban region area --

MR. McKENZIE: Would you agree with the proposition then that the green belt should be under the region rather than under the city?

A Well, I think that from the point of view of the problem in regards to the planning it belongs in the region rather than in the city but that is the point where the two meet, of course, and when you get to that point I think you also have to consider what powers you are going to give to the region and what powers you are giving the city.

THE CHAIRMAN: I think, Mr. Moffat, it is time for adjournment and is this a very brief question that

THE CHAIRMAN: (Cont.) can be answered briefly or have you a series of questions?

MR. MOFFAT: I have three headings down here, I think it will develop into more than one.

THE CHAIRMAN: I will ask Mr. Lash to stand down until two o'clock to-morrow afternoon and we can deal with the assessors in the morning.

Mr. Gertler.

MR. GERTLER: Would there be any opportunity, during this hearing, to submit a brief question to the representative of Strathcona, that is during this session rather than today.

(The Witness Retires.)

THE CHAIRMAN: Well, Mr. Gertler, unless we recall Mr. Hawkins, we could recall Mr. Hawkins if that is your request to-morrow afternoon, perhaps, I wondered that you didn't ask this yesterday.

MR. GERTLER: Well, certain issues just came to my attention arising out of yesterday's hearing.

THE CHAIRMAN: Very well, Mr. Hawkins assured us that on ten minutes notice he could be here. You request his attendance and we will ask him to come when you yourself will be on the stand to-morrow afternoon and at that time Mr. Hawkins, sometime during that hearing Mr. Hawkins can be here and you can ask him your question.

MR. BROWNLEE: I wonder, Mr. Chairman, if the question that Mr. Gertler has could be submitted in writing and give Mr. Hawkins a chance to consider.

THE CHAIRMAN: (Cont.) can be answered briefly or have you a series of questions?

MONTAIT: I have three headings down here, I think it will develop into more than one.

THE CHAIRMAN: I wi ask Mr. Leah to stand down until two o'clock tomorrow afternoon and we can deal with the case then in the morning.

Mr. CHERTON: would this be any opportunity during this hearing, to put a direct question to the representative of Birmingham, that is during this session rather than today.

(The witness retires

THE CHAIRMAN: Well, no. I think, unless we recall Mr. Hawkins, we could recall Mr. Hawkins if that is your request tomorrow afternoon, perhaps, I wonder if he is in a position this afternoon.

Mr. CERTON: Well, certain issues, our name is attached, arising out of verbal evidence.

THE CHAIRMAN: Very well, Mr. Hawkins assured us that on ten minutes notice he could be here. You request his attendance and we will ask him to come when you yourself will be on the stand tomorrow afternoon and at that time - Hawkins, some time

THE CHAIRMAN: What is the answers to that, Mr. Gertler.

MR. GERTLER: Certainly.

THE CHAIRMAN: I beg your pardon?

MR. McKENZIE: I was going to say we weren't actually following that practise, I will leave it up to Mr. Gertler.

THE CHAIRMAN: You say it should be what Mr. Gertler wishes?

MR. MOFFAT: Could it not be that informally he could indicate what sort of subject he proposes to discuss and that also could be recorded.

THE CHAIRMAN: Would that meet your request, Mr. Brownlee?

MR. BROWNLEE: If he could let me know, Mr. Chairman.

THE CHAIRMAN: I didn't hear what you said.

MR. BROWNLEE: If he could let me know what he wanted.

MR. HAYES: Why don't we all know, we are curious now, we are all --

THE CHAIRMAN: Mr. Gertler, you do not wish to state this question at the moment?

MR. GERTLER: I have no objection to stating it at no time, sir.

MR. HAYES: He has aroused my curiosity.

THE CHAIRMAN: Now, Mr. Gertler, I do not wish to prolong the hearing but if the question is one that can be stated briefly and without, which won't subject you to a question now I would be, I think we will all be glad if you would indicate along

THE CHAIRMAN: (Cont.) the line you are thinking.

MR. GERTLER: Well, it simply concerns a statement made yesterday with respect to a member of the staff of the Edmonton District Planning Commission, there is a point I would like to clarify.

THE CHAIRMAN: Yes, we are adjourned until ten o'clock to-morrow morning with the understanding that the Strathcona assessor comes to the stand at ten o'clock to be followed by Mr. MacDonald of the city assessment staff.

(At this point the Commission adjourned until ten a.m., October 22nd, A.D. 1954.)

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